RURAL DEVELOPMENT in Ottawa-Carleton

MONITORING REPORT

Regional Municipality of Ottawa-Carleton
Planning Department
May, 1992

92-07952/

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Part I INTRODUCTION

I - Background

Since 1988 the Planning Department has published annually a report entitled Rural Lot Creation in Ottawa-Carleton. The purpose of the report was to monitor the creation of new lots in the rural area of Ottawa-Carleton.

The report investigated:

- the rate of residential lot creation in the rural area
- the types of residential lots being created
- the distribution of rural lot creation
- whether or not these new lots have been built on or not.

The report also provided detailed lot creation information for each municipality.

II - Purpose of this Report

The purpose of this report is to investigate rural development trends in the context of objectives for rural development in the Regional Official Plan.

Policy 2 in Section 4.2.1 of the Official Plan states "Council shall review the actual experience relating to the amount and distribution of development, against the objectives for development in the rural area, periodically and not less frequently than every five years". Since the Province approved the Plan in September 1989, this means that the decision to do this review or not must be made no later than September 1994.

Since lot creation is monitored on an annual basis anyway, this is a good opportunity to expand the report and look at Council's objectives for development in the rural area. The information in this report and subsequent monitoring reports will be an important part of the decision whether to review the Official Plan or not.

Monitoring is essential to evaluating effectiveness of Official Plan policies. This report is an interim monitoring review of rural development policies in the Official Plan. A complete monitoring report on all aspects of the Plan will be issued in 1994 prior to the Official Plan review date.

III - Organization of this Report

This report is divided into five parts:

Part I ***Introduction***
- purpose of the report

Part II ***Official Plan Amendments and Planning Studies***
- proposed and approved changes to the Official Plan

Part III ***Socio-economic Data***
- analysis of census and survey data for the rural area

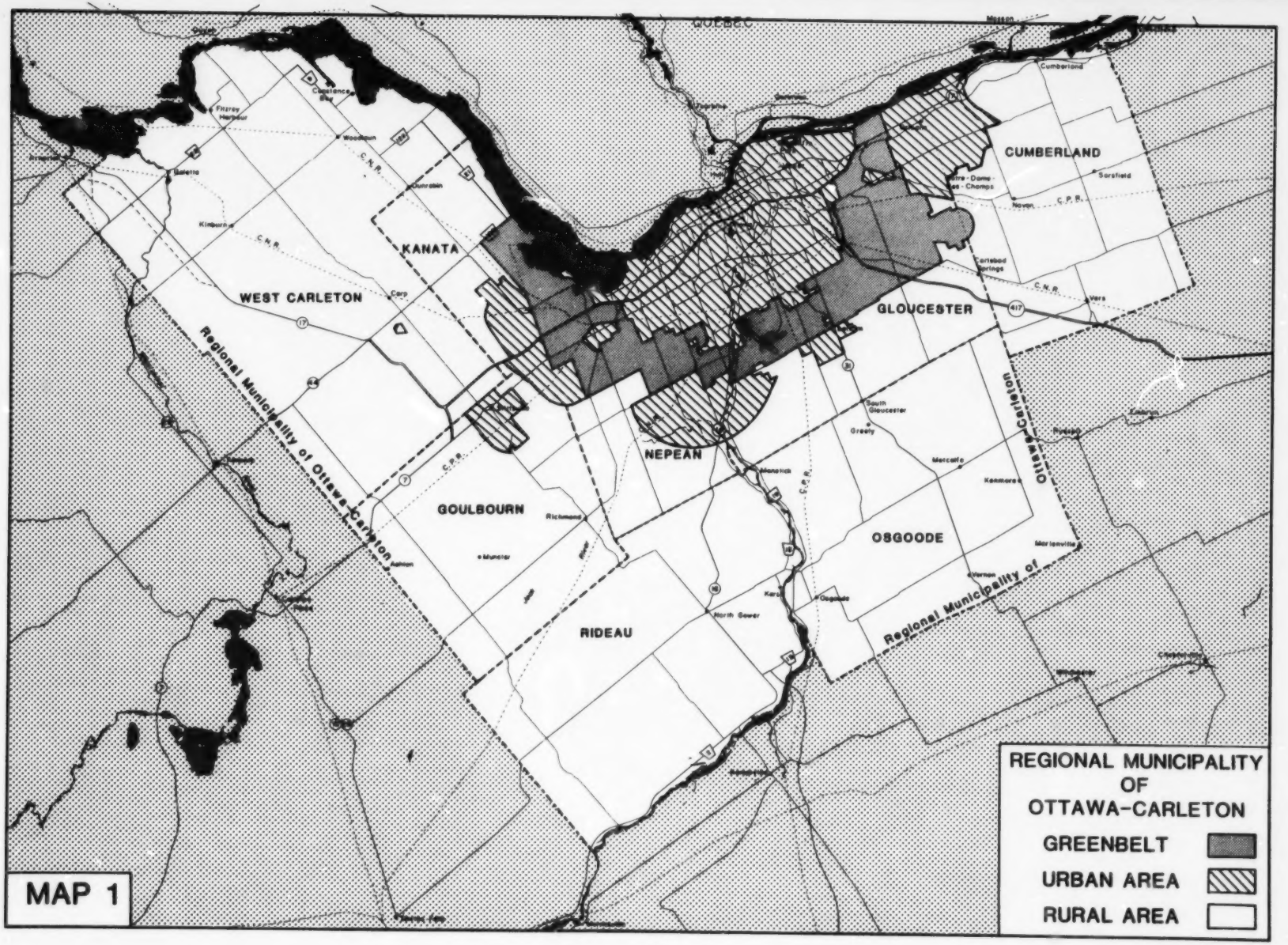
Part IV ***Rural Lot Creation***
- analysis of lot creation trends 1975-1991

Part V ***Official Plan Monitoring***
- summary of issues presented in parts I - IV
- are the objectives for the rural area being met?

IV - Definition of Rural Area

The rural area is defined as all of the land outside of the outer limit of the greenbelt, excluding the urban centres (as defined by Schedule A of the Regional Official Plan. Office Consolidation June 1991). The rural area as described above is shown on Map 1.

The area defined as rural includes all of Goulbourn, Osgoode, Rideau and West Carleton Townships as well as parts of Cumberland, Gloucester, Kanata and Nepean. It represents approximately 223,760 hectares, 81% of the area of Ottawa-Carleton.


QUEBEC
CUMBERLAND
KANATA
WEST CARLETON
GLOUCESTER
NEPEAN
GOULBOURN
OSGOODE
RIDEAU
Regional Municipality of Ottawa-Carleton
Regional Municipality of Ottawa-Carleton
REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
GREENBELT
URBAN AREA
RURAL AREA
MAP 1

Part II OFFICIAL PLAN AMENDMENTS AND PLANNING STUDIES

TABLE 1

OFFICIAL PLAN AMENDMENTS-SCHEDULE A
POLICY AREAS IN HECTARES

	AMENDMENTS ADOPTED BY COUNCIL										
OFFICIAL PLAN DESIGNATION	#1 Orleans Expand.	#5 Cedar Ridge	#7 Vars Water	#8 Palladium	#9 Don Johnston	#21 Carp Servicing	#26 CCE Location	#28 Sunset Lakes	#24 Scott & Wyatt	#31 Oblate Fathers	SUB TOTAL
Agricultural Resource	-785			-40	-22		-103		-36	-77	-1063
General Rural	-460	5			22			13	36	77	-307
Marginal Residential (Restricted)											0
Mineral Resource		-5						-13			-18
Natural Environment											0
Waterfront Open Space											0
Village											0
Urban Area	1245										1245
Major Community Facility				40			103				143
Serviced Village			YES			YES					

I - Regional Official Plan Amendments

Since the Regional Official Plan was adopted in 1988, there have been 21 amendment applications that affect the rural area. Of the 21 applications, 11 have entailed a change to an area designated Agricultural Resource Area. Other amendments have dealt with issues of urban expansion, village servicing and Mineral Resource Areas.

a) Agricultural Resource Areas

Approximately 1,000 hectares of land designated Agricultural Resource Area has been changed to another designation as a result of approved Official Plan Amendments. Eighty percent of the loss occurred with the approval of Amendment 1, permitting the expansion of Orleans. In

OFFICIAL PLAN AMENDMENTS-SCHEDULE A

TABLE 2

	PENDING APPLICATIONS											
OFFICIAL PLAN DESIGNATION	#18 Cumb. Agric.	#30 Marionville Servicing	Kanata North Expand.	Fernbank	Bisson Cumb	Davidson	Kent Currie.	Jordan Bsus. Pk.	Ken Silver	Warren Paving	Trim/Innes Gas Bar	SUB TOTAL
Agricultural Resource	-70			-32	-80		-134	-55			-1.5	-372.5
General Rural	70		-202	-200		-93	134	55	-26	-560	1.5	-635.5
Marginal Residential (Restricted)												0
Mineral Resource										560		375
Natural Environment												0
Waterfront Open Space												0
Village												0
Urban Area			202	232	80	93			26			633
Major Community Facility												0
Serviced Village		YES										

addition, another 372.5 hectares of agricultural land will be lost if pending applications are approved.

b) Urban Expansions

With the approval of Amendment 1 (Orleans Expansion) 1,245 hectares of land have been added to the urban area since 1988. There is also one pending application that seeks an expansion of the Orleans urban boundary.

The Planning Department has received four applications totalling 633 hectares to expand the urban boundaries of Kanata and Stittsville. The Planning Department is waiting for direction from Planning Committee to determine how to deal with these applications.

c) Major Community Facilities

Council has adopted two amendments that add Major Community Facilities to the rural area.

Amendment 8 (Palladium) allowed an NHL arena to be built on land previously designated Agricultural Resource west of the Kanata urban area. The Amendment was approved by the Ontario Municipal Board (OMB).

The purpose of Amendment 26, Central Canada Exhibition Association (CCEA) Relocation was to move the site of the Exhibition from Lansdowne Park in Ottawa to an area designated Agricultural Resource Area in the City of Gloucester. The Amendment was approved in principle by Regional Council subject to approval by the City of Gloucester. The applicant has asked the City of Gloucester not to proceed with the matter. The CCEA is searching for another site to relocate the Exhibition.

The OMB decision on Amendment 8 (Palladium) was critical of the Major Community Facilities policies in the Official Plan. As a result of the OMB decision staff has drafted an Official Plan Amendment for Major Community Facilities. The proposed policy will define the criteria to be considered (i.e. resource protection) for locations in the rural area. The proposed amendment also clarifies how alternative locations are to be considered. The amendment is currently on circulation to agencies and municipalities for comments.

d) Serviced Villages

Since 1988 two villages, Vars and Carp have been redesignated from Village to Serviced Village. Another amendment application before Planning Committee would designate Marionville as a Serviced Village.

The Serviced Village designation allows for the provision of communal wells and/or central sewer or water in villages that have water quality problems. The Amendments for Vars, Carp and Marionville were required to correct a public health problem, a contaminated water supply.

The water supplies of Manotick and Metcalfe are contaminated and pose health problems. Alternative solutions are being reviewed to find the best solution to solve these problems. Once the preferred solutions are determined, it is anticipated that amendment applications for Serviced Village designations will be required.

e) Mineral Resource Areas

Council has adopted two minor amendments (total 18 hectares) that change the designation from Mineral Resource Area to General Rural.

In addition an Official Plan Amendment application has been received from Warren Paving Ltd. that would add 560 ha. of land to the Mineral Resource Area designation. Osgoode Township Planning Committee will consider this application in May.

II - Planning Studies in the Rural Area

Currently three planning studies are in progress that affect the rural area. These studies are investigating specific policies in the Regional Official Plan. When the studies are concluded they may result in an Official Plan Amendment to modify or change policies or designations in the Plan.

The three studies are as follows:

1. Private Individual Services in the Rural Area

Regional Council approved funds to do a study on the impact of rural development. Based on the input from area municipalities, provincial agencies and Regional government departments, it was determined that this study should be directed towards the servicing aspects of rural development.

Such a study was proposed and the Ministry of Municipal Affairs provided additional funds in exchange for expanding the study limits to include all of the townships outside of the Region (but abutting the Regional boundary). The main areas of examination relate to the regulatory environment for private individual services, and the extent to which it is possible to delineate areas based on their ability to support private services.

The study is an introduction to the hydrogeology of the Region. It indicates that:

1) The hydrogeology of the Region is far too complex and the data base far too limited for the study to predetermine where rural development should or should not take place.

2) In general there will always be a requirement for site specific hydrogeology studies to determine suitability.

3) Water quantity is not usually a problem in this area.

4) The major private servicing problem relates to the failure of septic systems. Failure in this sense relates to the migration of nitrates from the sewage into the aquifer. Nitrate contamination of groundwater is inconspicuous and often not recognized by home owners. Therefore, it is extremely important to design and use in-ground septic systems in a way that will minimize risk.

The intent is to come to some agreement on the issues raised in the report and then to explore fully the options for resolving or addressing these issues. This will involve consultation with developers, the public, groundwater experts and planners. Recommendations on policy direction will follow for Regional Council action.

2. Mineral Resource Study

The policies for Mineral Resource Areas in the Plan were adopted by Regional Council in 1983. Policy 11 in Section 5.2.7 of the Plan states that Council:

> ***"intends not later than ten years from the adoption of these policies to consider whether additional areas should be designated Mineral Resource Area".***

Also, since this policy was adopted, the Province has passed the Mineral Aggregate Resource Policy Statement. The Regional policies may need to be revised to meet the Policy Statement.

Regional Council has approved funds to do a study to determine if additional mineral aggregate lands should be designated. The Ministry of Natural Resources (MNR) has agreed to participate in the study and MNR will provide information on aggregate reserves in Ottawa-Carleton.

This study could result in an Official Plan Amendment to designate additional land as Mineral Resource Area.

3. Environmental Review

Council has recently approved a program to review the environmental policies in the Official Plan. There are two main elements to the study:

1. to identify ecological processes and to identify and protect areas that are critical to the functioning of these processes

2. to undertake an environmental audit of the Official Plan with a view to establishing an ecological framework to integrate environmental, social and economic considerations.

This work will involve an extensive community consultation program to identify issues and discuss alternatives. It may also change the way we do planning in the future.

The major outcome of the work will be amendments to the Official Plan. This work program is scheduled to be completed in three years and will affect both the urban and rural areas.

Part III SOCIO-ECONOMIC DATA

Statistics Canada completes a national census every five years. The last census was taken in 1991; the preliminary results were be available in April 1992.

The 1986 Census is the most recent data source that is available. The 1986 data provides an opportunity to describe the population characteristics of the rural area and identify selected trends over time. How has the rural area changed?

In 1989 the Planning Department published a two volume report entitled A Summary of the 1986 Census for Ottawa-Carleton. This report provided a summary of the 1986 Census. The data listed below is extracted from tables found in the two volume report.

Also in October of 1990 the Planning Department published a report entitled Population and Dwelling Unit Projections for Ottawa-Carleton and Sub-areas, 1986-2011. These estimates were prepared as the basis for assessing Regional infrastructure requirements and potential Regional development charges.

Preliminary results of the 1991 census were released in April but they do not provide data at a submunicipal level so it is not possible to split out data for the rural area. The 1991 census results for population and dwelling units for the townships of Osgoode, Rideau and West Carleton were slightly higher than Planning Department projections.

For the purposes of this report, the 1991 projections for population and dwelling units are used to describe where we are in 1991.

These projections also provide an opportunity to look into the future. What will the rural area be like in 2011?

TABLE 3

POPULATION OTTAWA-CARLETON RURAL AREA

	1971	1991 PROJECT.	1991 CENSUS	% CHANGE	2001	% CHANGE
Cumberland	6120	9960		62.75	15200	52.61
Gloucester	4920	4830		-1.83	4700	-2.69
Goulbourn	4842	8210		69.56	11300	37.64
Kanata	1265	2020		59.68	3700	83.17
Nepean	2000	3280		64.00	3400	3.66
Osgoode	7397	13820	13976	86.83	23100	67.15
Rideau	6243	11590	11778	85.65	13800	19.07
West Carleton	6000	14340	14647	139.00	22500	56.90
Total	38787	68050		75.45	97700	43.57

a) Population

In 1991 68,050 people or 10.2% of the population of Ottawa-Carleton lived in the rural area.

1) Past Trends

In the last 20 years from 1971 to 1991 the rural area experienced a period of tremendous population growth. The rural population grew by 29,263, more than 75%. By comparison population growth in the

whole of Ottawa-Carleton was 41% for the same time period. Thus the rural area grew almost twice as fast as the population as a whole.

West Carleton experienced the highest rate of growth, more than doubling during the time period. All other rural municipalities grew by 60% or more, with the exception of rural Gloucester. In Gloucester the population actually declined 1.8% over the period.

The proportion of residents living in the rural area of Ottawa-Carleton has increased from 8.2% in 1971 to 10.2% in 1991.

This growth occurred either in villages or scattered in the rural area (country lots, infill, farm severances). Lot Creation trends are investigated in Part IV of this report.

2) Future Trends

While the rate of population growth in the next twenty years is not projected to be as great as the last twenty years, it will be significant. It is projected that by 2011 the rural population will increase by 29,650 people or 43%. It is projected that the populations of West Carleton, Osgoode, rural Kanata and rural Cumberland will increase by more than 50%.

b) Dwelling Units

In 1991, 8.4% of dwelling units in Ottawa-Carleton were in the rural area. Using data from 1986, 94% of the dwelling units in the rural area were single family homes. Attached units and mobile homes make up the remainder.

It is estimated that in 1986 38% of all dwelling units in the rural area were located in villages designated in the Official Plan. The remaining 62% of dwelling units are scattered throughout the rural area. Most units are on private services (wells and septic systems).

TABLE 4

OCCUPIED DWELLING UNITS RURAL AREA

	1971	1991 PROJECT.	1991 CENSUS	% CHANGE	2011	% CHANGE
Cumberland	1700	3101		82.41	5200	67.69
Gloucester	1178	1539		30.65	1700	10.46
Goulbourn	1200	2624		118.67	4000	52.44
Kanata	320	659		105.94	1300	97.27
Nepean	515	998		93.79	1200	20.24
Osgoode	1885	4431	4532	135.07	8000	80.55
Rideau	1625	3738	3871	130.03	5000	33.76
West Carleton	1655	4725	4879	185.50	8000	69.31
TOTAL RURAL	**10078**	**21815**		**116.46**	**34400**	**57.69**
% RMOC	**7.3**	**8.4**			**9.3**	

Since 1971, the number of dwelling units in the rural area has increased by 116% or 11,737 units. The proportion of dwelling units in the rural area has increased from 7.3% of the Regional total to 8.4% in 1991. It is projected that the proportion of rural dwelling units will continue to increase to 9.3% in 2011.

The assumption in the Official Plan is that less than 10% of all dwelling units in Ottawa-Carleton would be located in the rural area.

c) Employment

1) Place of Work

The population living in the rural area is primarily urban oriented. Its economic well being is tied to the urban area. In 1986, the majority of rural residents who worked, commuted to another municipality, with the City of Ottawa dominating as a work place destination.

2) Rural Employment

Preliminary results from the 1991 Employment Survey undertaken by the Planning Department indicate that there were 13,832 jobs were located in the rural area, 3.6% of the Regional total.

One third of jobs were in the service sector. Construction and Trade accounted for another third of jobs. The primary sector accounts for only 6.2% of jobs in the rural area. However the Employment Survey did not pick up farmers as full time or part time jobs unless the farmer was listed as a business in the telephone book.

The 1986 Census of Agriculture reported that there were 1,674 census farms in Ottawa-Carleton (a census farm is defined as a farm producing $250 or more a year in sales). Forty six percent of census farms report sales of less than $10,000 and 47% of farmers reported off farm income. In other words approximately 850 census farms had farmers earning more than $10,000 per year and working full time. 850 farmers represent 6.1% of the rural employment.

Since 1981 the number of jobs in the rural area has increased by 4,359 or 46%. The service sector experienced the most growth with the number of jobs more than doubling in the last ten years.

d) Household Income

In 1985 the average household income in the rural area was $48,766 compared to $42,877 for Ottawa-Carleton as a whole.

More than 40% of rural households had incomes of greater than $50,000 compared to 33% for the Region.

26% of households in the urban area inside the greenbelt had incomes of less than $20,000. In the rural area, 15% of households had incomes of less than $20,000.

FIG. 1

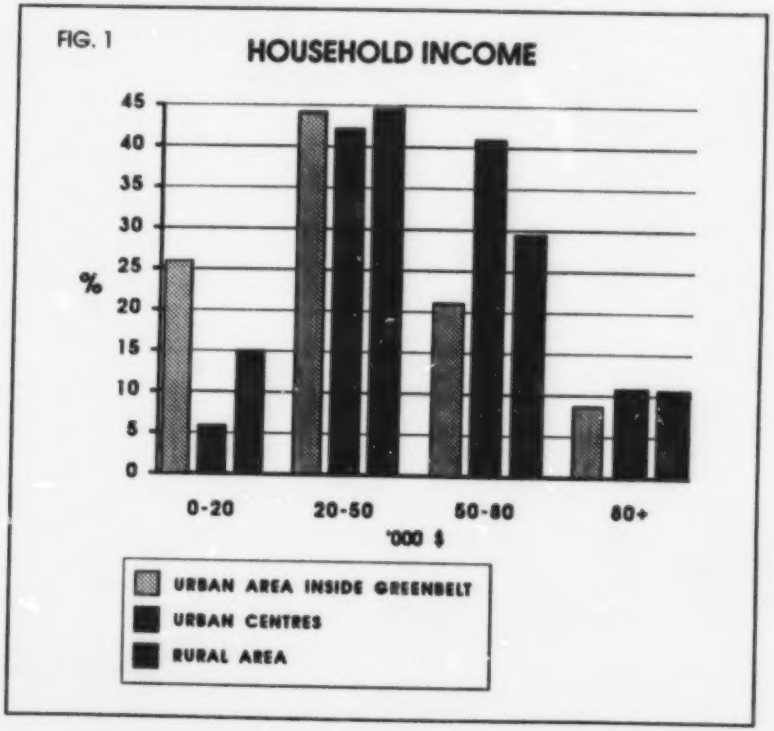


TABLE 5

EMPLOYMENT BY BUSINESS ACTIVITY

	1981				1991			
	RURAL	%	RMOC	%	RURAL	%	RMOC	%
PRIMARY *	465	4.91%	965	0.33%	858	6.20%	1427	0.37%
MANUFACTURING	995	10.50%	18987	6.53%	1017	7.35%	21338	5.61%
CONSTRUCTION	2421	25.56%	9829	3.38%	2464	17.81%	15483	4.07%
TRANSPORTATION, COMMUNICATION AND UTILITIES	845	8.92%	15875	5.46%	1416	10.24%	26750	7.03%
Transportation	745	7.86%	7808	2.69%	1287	9.30%	9254	2.43%
Communication and Utilities	100	1.06%	8067	2.78%	129	0.93%	17496	4.60%
TRADE	1391	14.68%	40659	13.99%	2190	15.83%	52125	13.70%
Wholesale	481	5.08%	9772	3.36%	412	2.98%	10244	2.69%
Retail	910	9.61%	30887	10.63%	1778	12.85%	41881	11.00%
FINANCE,INSURANCE AND REAL ESTATE	243	2.57%	14185	4.88%	452	3.27%	17771	4.67%
SERVICES	2165	22.85%	35814	32.98%	4612	33.34%	153464	40.32%
Business Services	133	1.40%	20550	7.07%	462	3.34%	42518	11.17%
Education	747	7.89%	21768	7.49%	921	6.66%	27798	7.30%
Health & Social Services	245	2.59%	22483	7.74%	790	5.71%	33611	8.83%
Accommodation & Food	257	2.71%	14765	5.08%	679	4.91%	22297	5.86%
Amusement and Recreation	435	4.59%	3466	1.19%	927	6.70%	5907	1.55%
Personal & Household Services	55	0.58%	2948	1.01%	112	0.81%	4049	1.06%
Membership Organizations	119	1.26%	4296	1.48%	115	0.83%	9288	2.44%
Other Services	174	1.84%	5538	1.91%	606	4.38%	7996	2.10%
GOVERNMENT	948	10.01%	94233	32.43%	948	6.85%	92243	24.24%
Federal	46	0.49%	84362	29.04%	226	1.63%	79517	20.89%
Provincial	323	3.41%	2402	0.83%	150	1.08%	1821	0.48%
Local	579	6.11%	5937	2.04%	567	4.10%	9672	2.54%
Other Governments	0	0.00%	1532	0.53%	5	0.04%	1233	0.32%
TOTAL	9473	100.00%	290547	100.00%	13832	100.00%	380601	100.00%

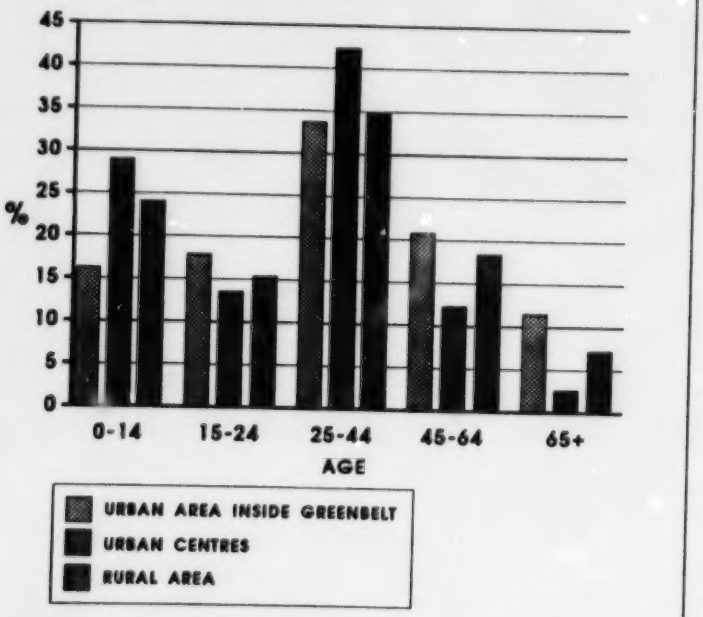
* Does not include approximately 1600 full and part time farmers.

e) Age Structure

The age structure in the rural area is much different from that of the urban centres or the urban area inside the greenbelt. The urban area inside the greenbelt has an older population with almost one third of the population being 45 years or more and only 16% (0-14 years). In the urban centres children (0-14 years) represent almost 30% of the population and only 15% are aged 45 years or more.

The rural area has a more balanced population with one quarter 45 years or more and one quarter 0-14 years.

FIG. 2



f) Household Size

The average household size in the rural area has declined steadily since 1971. In 1971 there were 3.9 persons per household. In 1991 it is estimated that the average household size is 3.1, well above the Regional average of 2.6.

The household size in the rural area is similar to that in the urban centres. This is not surprising since both the rural area and the urban centres had more people (children) in the 0-14 year age group than did the Region as a whole.

TABLE 6

HOUSEHOLD SIZE
OTTAWA-CARLETON

	1971	1981	1991
Urban Area Inside Greenbelt	3.4	2.6	2.4
Urban Centres	3.9	3.5	3.2
Rural Area	3.9	3.4	3.1
Total Ottawa-Carleton	**3.4**	**2.7**	**2.6**

Part IV RURAL LOT CREATION

I - How Development Gets Approved

Lots are created in two ways; by plan of subdivision or by severance.

a) Plans of Subdivision

Generally the creation of more than three lots on a site is done by plan of subdivision. Nearly three quarters of rural non-farm residential lots in Ottawa-Carleton are created by plan of subdivision. The Minister of Municipal Affairs has delegated to Regional Council the authority for subdivision approval.

"Subdivisions, A Citizen's Guide" prepared by the Ministry of Municipal Affairs states that approval of a subdivision ensures that:

- the land is suitable for its proposed use
- the proposal conforms to the local and Regional Official Plans as well as Provincial legislation and policies
- you, your neighbours and your community, are protected from developments that are inappropriate or may put an undue strain on community facilites, services or finances.

Plan Approval

Comments on draft plans are received from Regional departments, local councils, school boards, utility companies, provincial and federal governments and agencies. Some agencies may be asked to comment on all plans while other may be asked for comments if they have a potential interest in the plan, e.g. Ministry of Agriculture and Food comments on plans that may affect Agricultural Areas or farming operations. The proposed plan must conform with the Regional Official Plan, the local official plan and other government policies and regulations. A zoning by-law amendment may be a condition of approval.

Studies such as hydrogeology are usually required to assess the overall impact of the development on quality and quantity of groundwater in the area. Agency comments are usually quite detailed in the analysis of the impact of the development.

Replies are evaluated and problems, if any, are usually resolved through discussions with all parties involved. It is important to note that the subdivision plan does not show specific building locations, these are established in the zoning by-law and site plan approvals.

Regional Council has delegated to the Regional Planning Commissioner the authority to draft approve those subdivision plans where the Regional Planning Department's recommendations and the proposed conditions are agreed to by all parties that were circulated the application.

In the event that the Regional Planning Department's recommendations and conditions do not satisfy the parties involved, the application will be dealt with by Regional Planning Committee. The Planning Committee will hear representations and may recommend to Regional Council draft approval, subject to conditions.

Final approval is given when the subdivider submits the final plan for approval and all of the conditions of approval are fulfilled. The plan is then forwarded to the Land Titles Office for registration. Once registered the lots can be sold.

If Regional Council intends to refuse the application or the developer does not agree with the conditions imposed, the applicant can appeal to the Ontario Municipal Board.

b) Severances

A land severance, commonly known as a consent, is required to create a new lot where the subdivision process is not being used. All farm related lots and one quarter of all non-farm residential lots are created by severance. If several severances are intended in the same area, a plan of subdivision is more appropriate.

Regional Council has delegated to the Regional Land Division Committee the approval of severances in the Townships of Cumberland, Goulbourn, Osgoode, Rideau, West Carleton, and the Village of Rockcliffe Park. Members of the Land Division Committee are appointed by Regional Council.

Regional Council has delegated consent granting authority to the local councils of the City of Ottawa, Nepean, Gloucester, Vanier and Kanata. In January 1992, the Township of Cumberland requested the Region to delegate to Cumberland the authority to grant consents. The request is currently before the Minister of Municipal Affaires for consideration. The local councils have established Committees of Adjustment to administer this function. The members of the Committees of Adjustment are appointed by the local council.

Like plans of subdivision, the severance applications are circulated to the local councils, provincial and federal governments and agencies for comments. In this case the Regional staff comment in the same way as other agencies.

Usually the comments on the severances are not as detailed as comments on plans of subdivision. The impact of the individual lot is investigated but there is no analysis of the cumulative effect that development has on the area. The Regional Official Plan states that information on water quantity and quality is required for severances as it is for plans of subdivision but often it is not practical to do this level of study for an individual lot and the policy is not always adhered to. In this regard, the Ministry of Environment have advised that their staff resources do not permit them to do hydrological evaluations of severance applications.

Comments are summarized in a report and are provided at the meeting for the Land Division Committee or Committees of Adjustment when the decision is made on the application. The Committees will either reject or approve the application. The Committees may also attach conditions for approval based on the response from the agency circulation. Once the conditions are cleared the Deeds may then be stamped and registered at the Land Titles Office.

A decision on a severance (or any of the conditions) can be appealed to the Ontario Municipal Board but only if the objector is a) the applicant, or b) a person/agency who asked to receive notice of the decision of Land Division Committee or Committee of Adjustment.

II - Rural Lot Creation

a) Definitions

Lot Type

Rural lots are broken down into two basic categories. Farm related lots are severances related to farming. Non-farm lots are lots which are not related to farming. Different types of lots within these categories are described below:

1. Non-Farm

a) Country Lot

- a lot generally 0.8 hectares in size, usually located on lands designated General Rural Area in the Regional Official Plan.

b) Village

- a residential lot within the boundary of a village defined in an local municipal official plan.

c) Infill

- a small lot created in a hamlet, or
- a small lot created between houses within an existing strip of houses.

2. Farm Related

a) Surplus Building

- a lot containing a farm house which has become surplus through farm consolidation

b) Retirement Lot

- a lot intended to be occupied by a farmer who is retiring.

c) Farm Help

- a lot intended to be occupied by a person who will be actively engaged in the farm's operation.

Farm related lots are usually located on lands designated Agricultural Resource Area in the Regional Official Plan.

Year of Lot Creation

1. Subdivisions

A lot within a subdivision is defined as a lot created when the subdivision is registered. The year of lot creation is the registration date of the subdivision.

2. Severances

The year a severance is granted may differ from the year of application. This report uses the year of application as the creation date because both the Regional Land Division Committee and Committees of Adjustment file severance applications by the year that the application is received.

In this case, a lot is defined as a lot created when the severance application has been approved by either the Land Division Committee or Committee of Adjustment. After the severance has been approved, the applicant has one year to fulfill conditions of approval before approval lapses. Since few severance applications lapse, approved severances are regarded as created in order to show severance activity for 1991. Severances approved in previous years that have lapsed are not included in the statistics.

b) Development Trends

a) 1991 Highlights

1) General

- 373 lots were created in 1991, below the 1975-1991 yearly average of 575 and the lowest yearly total since 1982
- more than half of all lots created in 1991 were located in villages

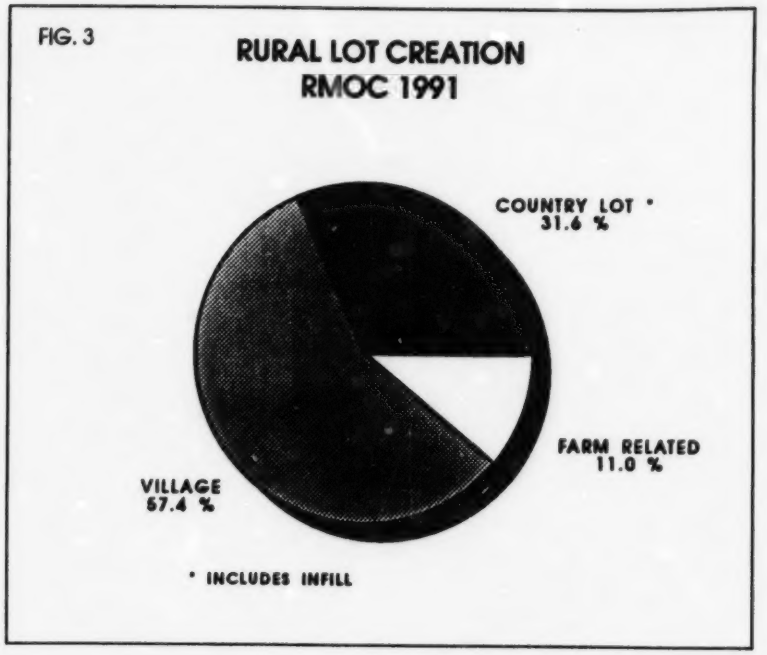
2) Non-Farm Lots

- 332 non-farm lots were created in Ottawa-Carleton in 1991, the lowest yearly total since 1982.
- 73% of lots created in 1991 were in West Carleton and Goulbourn Townships.
- 127 lots - 38% of total lots created in rural Ottawa-Carleton in 1991 were created in Richmond Village.

3) Farm Related Lots

- 41 farm related lots were created in Ottawa-Carleton in 1991, the lowest yearly total since 1982.
- 63% of farm related lots were created in Osgoode and West Carleton.

FIG. 3



Note:
Detailed lot creation data for each municipality is found in Appendix 1.

TABLE 7

RURAL LOT CREATION 1975-1991 BY TYPE

REGIONAL MUNICIPALITY OF OTTAWA CARLETON

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	TOTAL
NON-FARM																		
VILLAGE	166	154	92	140	185	109	131	110	198	459	276	332	178	827	405	170	214	4146
COUNTRY LOT	78	118	52	178	122	348	195	164	250	280	395	491	394	415	338	274	112	4204
INFILL	11	6	15	20	35	21	25	28	38	44	25	35	18	11	12	23	6	373
TOTAL NON-FARM RESIDENTIAL	255	278	159	338	342	478	351	302	486	783	696	858	590	1253	755	467	332	8723
FARM RELATED SEVERANCES																		
SURPLUS BUILDING	8	1	11	7	6	10	13	6	5	14	10	15	14	13	14	12	2	161
RETIREMENT	30	26	36	30	33	19	19	20	34	28	34	67	57	46	56	47	30	612
FARM HELP	35	22	30	21	25	15	9	8	7	12	16	28	13	10	11	10	9	281
TOTAL FARM RELATED	73	49	77	58	64	44	41	34	46	54	60	110	84	69	81	69	41	1054
TOTAL LOTS CREATED	328	327	236	396	406	522	392	336	532	837	756	968	674	1322	836	536	373	9777

b) 1975-1991 Lot Creation Trends

i) Rate of Growth

1. Non-Farm Residential

From 1975-1991 the number of non-farm residential lots grew by 513 lots per year. Much of this growth has occurred between 1984 and 1989 when non-farm residential growth averaged 695 lots per year. Lot creation peaked in 1988 when 1,253 non-farm residential lots were created.

2. Farm Related

The number of farm related lots created from 1975-1991 has remained fairly constant, averaging 62 lots per year.

The number of lots created in Ottawa-Carleton has declined significantly in the last two years. Ottawa-Carleton experienced a similar decline in lot creation during the recession of 1981-82.

FIG. 4

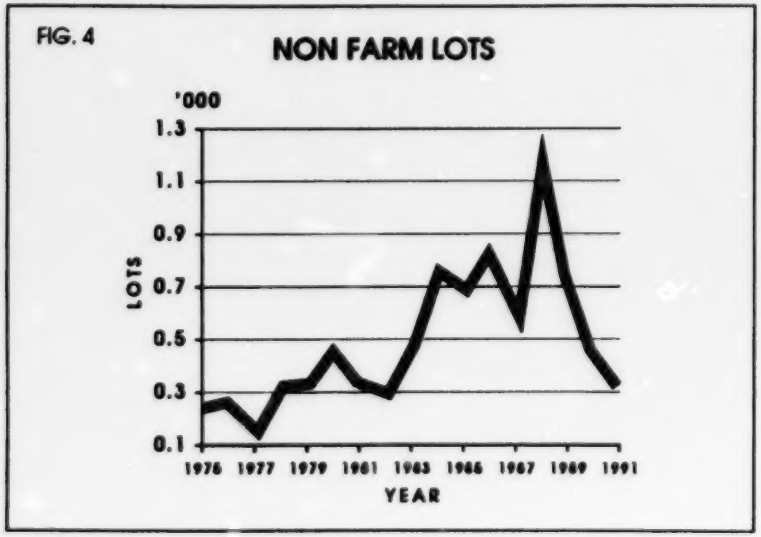
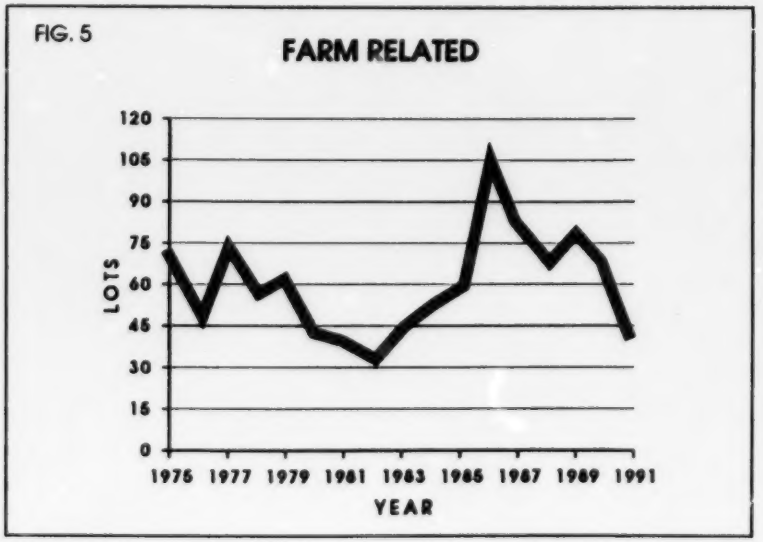


FIG. 5



II) Types of Lots Created

1. Non-Farm Lots

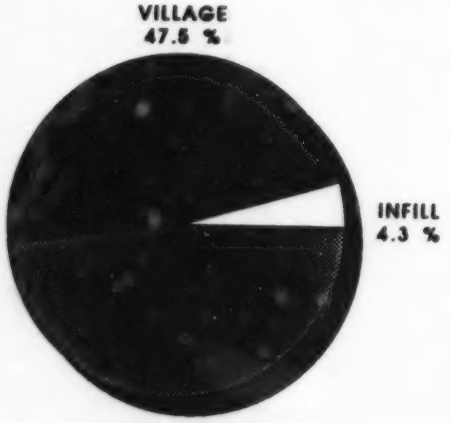
Non-farm residential lots accounted for 89.2% of all rural residential lots created from 1975-91.

There are two main types of non-farm lots, village lots and country lots (see Figure 6).

Most village lots are created by plan of subdivision (90%). On the other hand more than 40% of non-farm residential lots created outside of villages are created by severance.

FIG. 6

NON FARM LOT CREATION RMOC 1975-91



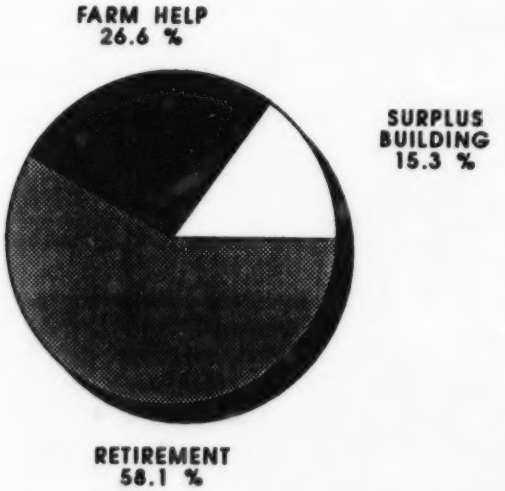
2. Farm Related Lots

Farm related severances accounted for 10.8% of all rural residential lots created from 1975-1991. More than half of farm related lots are retirement lots (see Figure 7).

Farm related lots are created by severance.

FIG. 7

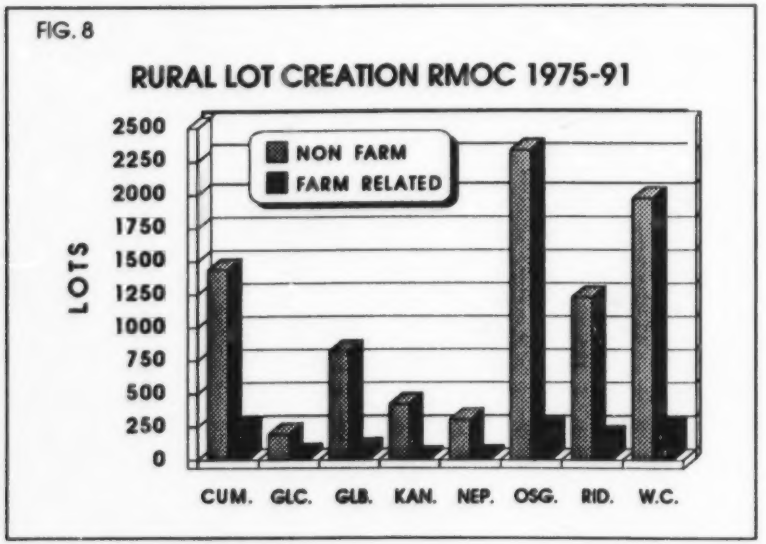
FARM RELATED SEVERANCES RMOC 1975-91



iii) Distribution of Lots

Most lots created in the rural area (80%) were created in four municipalities: West Carleton, Osgoode, Rideau and Cumberland.

FIG. 8

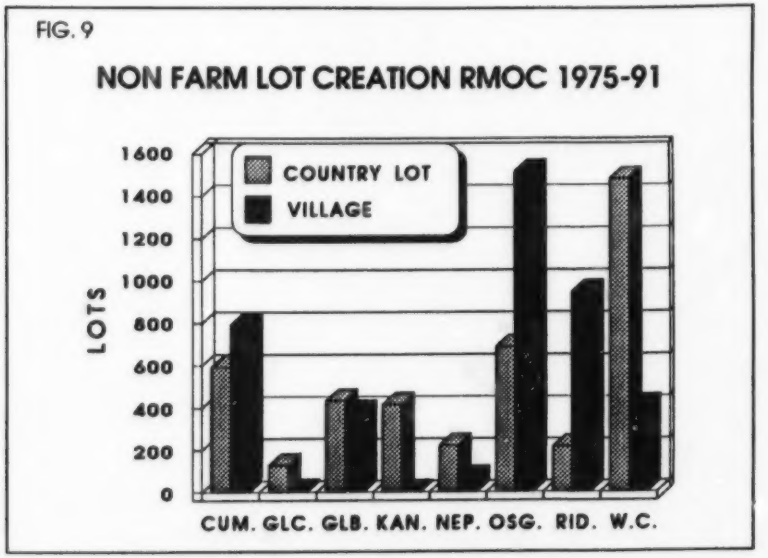


1. Non-Farm Lots

a) Villages

Nearly half of all non-farm residential lots are created in villages. There are twenty-seven villages designated in the Regional Official Plan although they range in size and rate of growth. Some villages have experienced rapid growth and expansion. For example more than half of all village lots created since 1975 has occurred in four villages, Manotick, Greely, Osgoode, and Richmond. Other villages designated in the Plan have grown very little since 1975 (see Table 8).

FIG. 9



The boundaries of villages are designated in the local official plan. Villages now comprise 5,740 hectares of rural land, over one and a half times the size of the whole Kanata urban designation, as an example. With the likelihood that the Ministry of Environment will soon require larger lot sizes in order to reduce groundwater contamination, future village expansions on private services may consume very large amounts of land.

b) Country Lots

More than four thousand country lots have been created since 1975. 35% of country lots were created in West Car-

leton. Rideau, Nepean and Gloucester have not experienced a high rate of growth for country lots.

Country lots development is permitted in General Rural Area designations in the Regional Official Plan. There are 78,950 hectares of land in this designation. Some areas designated General Rural may not be suitable for development because of Environmental Constraints (steep slopes, flood plain, organic soils, aircraft noise).

If one assumes that the average lot size of country lots is one ha. then country lot development would occupy 4,204 ha. of land or 5.3% of the General Rural area.

Cumberland, Kanata, Nepean and Osgoode are the only municipalities that have specifically designated land that is suitable for country lot development. Country lot development is concentrated in those designated areas. Country lot subdivisions are more scattered in the other municipalities.

c) Infill

Infill development represents only 4.3% of non-farm residential lots created in Ottawa-Carleton. One third of infill lots were created in Osgoode Township. Kanata, Goulbourn and Nepean had little infill development.

2. Farm Related Lots

Most farm related lots are created in areas designated Agricultural Resource Area in the Regional Official Plan. There are 117,310 ha. of land designated for agriculture. Since 1975 there have been 1,058 farm related severances, one for every 110 ha. of agricultural land.

TABLE 8

	VILLAGE	LOTS CREATED	%
1	Manotick	626	15.10
2	Greely	625	15.07
3	Osgoode	518	12.49
4	Richmond	370	8.92
5	Navan	288	6.95
6	Cumberland	279	6.73
7	Metcalfe	228	5.50
8	North Gower	214	5.16
9	Constance Bay	145	3.50
10	Carp	116	2.80
11	Notre Dame Des Champs	113	2.73
12	Kars	111	2.68
13	Vernon	91	2.19
14	Dunrobin	73	1.76
15	Fallowfield	72	1.74
16	Vars	69	1.66
17	Kenmore	57	1.37
18	Fitzroy Harbour	49	1.18
19	Sarsfield	41	0.99
20	Kinburn	23	0.55
21	Carlsbad Springs	14	0.34
22	Munster	13	0.31
23	Woodlawn	6	0.14
24	Marionville	2	0.05
25	Galetta	2	0.05
26	Ashton	1	0.02
27	South Gloucester	0	0.00
TOTAL		4146	100.00

Farm related severances average about .4 ha. in size. This means that approximately 420 ha. has been lost to agriculture as a result of farm severances.

The number of farm related severances relates closely to the amount of agricultural land in the municipality. Table 9 shows that the municipal share of farm related severances in Ottawa-Carleton is similar to the municipal share of land designated Agricultural Resource Area in the Regional Official Plan.

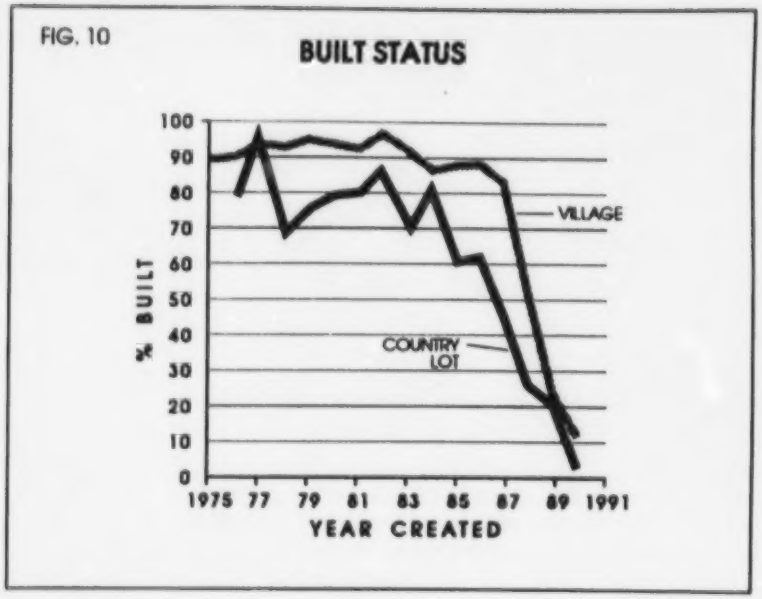
TABLE 9 **AGRICULTURAL LAND AND FARM SEVERANCES**

	Agricultural Resource Area (hectares)	%	Farm Severances	%
Cumberland	19975	17.03	235	22.23
Gloucester	7960	6.79	42	3.97
Goulbourn	8280	7.06	83	7.85
Kanata	2185	1.86	19	1.80
Nepean	8240	7.02	27	2.55
Osgoode	24785	21.13	231	21.85
Rideau	18260	15.57	176	16.65
West Carleton	27625	23.55	244	23.08
Total	**117310**	**100.00**	**1057**	**100.00**

iv) Vacant Lots

The 1991 Assessment data reveals that 3,635 lots are vacant in the rural area of Ottawa-Carleton. Nearly half of the lots listed were less than .8 ha. in size.

FIG. 10



According to the Census from 1976-1991 the number of dwelling units in the rural area increased by 8,481 units. The number of new lots created in the rural area was 9,449 for the same period. Nearly 1,000 more lots were created from 1976-1991 than were built on.

From 1975-1990 there were 2,193 lots created by plan of subdivision that were not built on (vacant), 35% of total created. Built status was determined by air photo interpretation of aerial photographs taken in 1990-91.

Forty-four percent or 1,150 lots in country lot subdivisions were vacant in 1990. Thirty percent or 1,043 lots created in village subdivisions were vacant in 1990.

There seems to be a lag time of three or four years between when a lot is registered and when it gets built on. More than 90% of village lots and close to 70% of country lots created before 1988 were built on. The percentage built drops every year after 1988 (see Figure 10).

The percentage of vacant lots is higher for country lots than for village lots. One possible explanation is that purchasers of country lots purchase them as a long term investment and do not build on them right away.

The 3,635 vacant lots in the rural area is significant in that it represents a potential for an additional 11,341 people (based on 3.12 persons per household) in the rural area. Also it is difficult to monitor what impact these vacant lots, potential residences will have.

c) Water and Sewer Services

1) Private Services

The basis of the Official Plan for development in the rural area is private individual water and sewer services (wells and septic systems). Most rural development is on private individual services.

2) Serviced Villages

Municipal water and sewer services may be required in villages which develop problems with respect to securing safe drinking water. These areas are designated Serviced Village in the Official Plan. The Region has established the capacity of such services and development may be approved to the capacity established. The capacity and the number of existing dwelling units are shown below. It should be noted that the local acquifer for the water supply for Richmond may only accommodate 1,900 units. Expansion beyond this figure will require further study of the water supply capacity.

Table 10

SERVICED VILLAGE	CAPACITY (du)	EXISTING UNITS
MUNSTER	480	480
RICHMOND	2,800	1,089
SOUTH GLOUCESTER	210	210
NOTRE DAME DES CHAMP	160	130
VARS	560	252
CARP	700	332

3) Communal Systems

Small communal water and sewer systems may be permitted in the rural area (e.g. mobile home park developments or in villages, homes for the aged). The policy provides for the developer or owner of such systems to enter into agreements with the Region (for water supply) and the local municipality (for sewage systems) which provide for operation and maintenance and allocate responsibilities in the case of failure of the systems.

Part V OFFICIAL PLAN MONITORING

I) Assumptions

The Regional Official Plan is based on some fundamental assumptions related to development in the rural area. They are as follows:

- that there are advantages to maintaining a rural area which is distinct from the urban area
- that less than 10 percent of all new dwelling units will locate in the rural area
- that development in the rural area will be primarily on the basis of private individual services.

If these assumptions prove to be inaccurate or incorrect then the policies in the Official Plan may need revision.

II) Objectives for the Rural Area

There are four objectives (see Section 4.1 of the Official Plan) for development in the rural area. This section of the report states the objective, gives a brief discussion of what this objective is trying to achieve and finally the issues and trends related to each objective is introduced. It is recognized that there are many factors influencing the direction of rural development and there are often tradeoffs between objectives. Nonetheless, it is still useful to look at them independently.

1. Resource Protection

a) Official Plan Objective

"To enable the utilization of natural resources by directing development which is not directly related to their use away from natural resource areas."

b) Discussion

In the rural area as a whole, the overriding objective is to protect natural resources and encourage/permit their utilization.

Directing development away from resource areas, will avoid problems of land use conflicts or sterilization in natural resource areas. The Plan seeks to protect resources and it designates relatively large areas to be preserved for agriculture and mineral extraction. Areas are also designated to protect their environmental quality.

c) Issues and Trends

i) Agricultural Resource Areas

- The overall intent is to maintain the Agricultural Resource Area designation so that lands are not lost to other uses and therefore lost forever as a resource. But land use policies do not address the issue of the viability of farming in today's economy. As long as "farming" is difficult for some types of operations there will be pressure to convert to more intensive

- Ottawa-Carleton has been experiencing pressure to convert agricultural land to other uses. Since 1988 the Region has received 11 amendment applications to convert more than 1,400 hectares of agricultural land to other uses. Is Ottawa-Carleton doing enough to protect agricultural land?

- Many villages designated in the Regional Official Plan are surrounded by Agricultural Resource Areas. Future expansion of these villages will result in the loss of agricultural land. New Ministry of Environment (MOE) guidelines may mean that lot sizes may have to be increased to support private services. It is anticipated that this year MOE will release new guidelines related to their mandate with respect to development proposal review. This may result in pressure to expand village boundaries. Should villages in Agricultural Resource Areas expand at the same rate as other villages with no agricultural constraints or should village growth be directed to specific villages?

- Soil most suitable for development of septic tanks are on good agricultural soils and not the traditional areas used for country lot development. Will new standards put more pressure on agricultural soils?

ii) Mineral Resource Areas

- The Planning Department is undertaking a review of the amount of land designated Mineral Resource Area in the Official Plan. How difficult will it be to designate additional lands Mineral Resource Area? Will continued residential development in the rural area make mineral extraction more difficult?

iii) Environmental Protection

- The Official Plan directs country lot development onto sites which have sufficient mature trees and/or topographic variety such that housing on most of the site is not visually dominant. Some environmentalists feel that development should be directed away from treed sites because development of treed sites does the greatest damage to the environment. Is development in the rural area being directed to the best locations?

2. Rural Character

a) Official Plan Objective

"To permit an amount and type of development in the rural area consistent with maintaining its rural character."

b) Discussion

The Region has an interest in seeing that the rural environment is preserved, so that existing and future residents have the opportunity to live in such an environment.

Two factors which contribute to the rural character are the dominance of natural rather than built environment and the relatively low density of development.

c) Issues and Trends

- One of the objectives in the Official Plan is to permit an amount and type of development that is consistent with maintaining the character of the rural area. This is perhaps the most difficult objective to measure. What is the rural character? We know that the rural area has changed in the past 20 years. The population has grown by 75%, more people are commuting into the urban area to work, villages such as Manotick, Greely and Osgoode

have grown substantially and there are a number of areas where there are concentrations of country lot subdivisions. What impact is this development having on the rural character?

3. Private Services

a) Official Plan Objective

"To provide for rural development on private individual services and to ensure that such development does not threaten the quality or quantity of ground or surface water."

b) Discussion

The basis for development in the rural area is private individual wells and septic systems. Private individual systems should be developed in a way that they can function safely and effectively in perpetuity. Extensions of central services to the rural area are very expensive due to long distances and low densities. Small communal systems have high per capita operating costs. The presence of piped services also results in pressures for more development and other services (e.g. public transit) and thus changes the character of the area.

c) Issues and Trends

- Groundwater contamination by nitrates from septic systems is an issue that seems to be emerging in the rural area. In the future, MOE may require larger lot sizes in order to reduce groundwater contamination. This will have planning implications. What form will rural development take in the future? Should the Region re-evaluate the objective in the Official Plan that all rural development be on the basis of private individual services? Should there be more research into alternative technology for private systems?

- Communal services have been provided or will be provided to a number of villages to correct a health problem. Should certain villages be serviced and allowed to grow?

4. Regional Services

a) Official Plan Objective

To ensure that the amount and distribution of development will not exceed the planned capacity of transportation and other Regional services.

b) Discussion

If development exceeds the capacity of Regional services such as roads and in the case of serviced villages, communal or central services, then unforseen expenditures may arise. An example used in the Official Plan is that approximately 3,500 additional inhabitants in an area could generate the demand for an additional lane of road.

c) Issues and Trends

- It is difficult to predict the impact that rural development has on the Regional road system because the development is scattered. The rural area is outside the Urban Transit Area as development outside of villages is not practical to provide transit service to. Since public transit is not available, reliance is on private automobiles. These additional cars put pressure on the road system.

  The 1991 Assessment data lists 3,635 vacant lots in the rural area. In addition there are 1,411 draft approved lots and 4,709 lots in pending subdivisions in the rural area (country lots and village). If all of these applications receive approval the total available lot supply would be 9,755. What impact will these lots have, once developed, on the Regional road system?

- Municipalities outside the RMOC boundaries are having a greater impact on the Region. People are choosing to live outside of Ottawa-Carleton and commute to jobs within the region. This puts additional pressure on the regional road system.

Appendix 1

Rural Lot Creation by Municipality

Detailed lot creation data is provided for each municipality for the 1975-1991 period. For each municipality there is a:

- Summary table of lot creation (by lot type)
- Summary table of village development (listed by village)
- Table of country lot development with a map showing locations of subdivisions. Village boundaries and Regional Official Plan designations are also shown on the map.

TABLE 1a

RURAL LOT CREATION 1975-1991

TOWNSHIP OF CUMBERLAND

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	TOTAL
VILLAGE																		
BY SEVERANCE	6	9	6	17	5	3	6	4	5	5	13	10	6	1	3	4	0	103
BY SUBDIVISION	0	0	9	15	27	24	52	45	31	66	57	44	23	192	72	10	26	693
SUBTOTAL	6	9	15	32	32	27	58	49	36	71	70	54	29	193	75	14	26	796
COUNTRY LOT																		
BY SEVERANCE	3	11	10	12	9	3	6	22	12	9	6	30	18	19	17	6	9	202
BY SUBDIVISION	0	33	21	67	11	30	38	28	20	21	24	10	27	63	0	0	0	393
SUBTOTAL	3	44	31	79	20	33	44	50	32	30	30	40	45	82	17	6	9	595
INFILL SEVERANCES	1	1	2	7	6	0	3	6	4	3	3	5	2	0	3	1	1	48
TOTAL NON-FARM RESIDENTIAL	10	54	48	118	58	60	105	105	72	104	103	99	76	275	95	21	36	1439
FARM RELATED SEVERANCES																		
SURPLUS BUILDING	2	0	2	0	4	0	1	0	1	1	2	6	3	2	1	1	0	26
RETIREMENT	10	3	7	6	10	5	3	6	4	5	11	22	26	15	15	7	4	159
FARM HELP	8	6	10	2	11	1	2	3	1	1	5	0	0	0	0	0	0	50
TOTAL FARM RELATED	20	9	19	8	25	6	6	9	6	7	18	28	29	17	16	8	4	235
TOTAL LOTS CREATED	30	63	67	126	83	66	111	114	78	111	121	127	105	292	111	29	40	1674

TABLE 1b

VILLAGE DEVELOPMENT 1975 - 1991 *

CUMBERLAND

	REGISTERED	DRAFT APPROVED	PENDING
CARLSBAD SPRINGS	6	0	0
CUMBERLAND	279	51	102
NAVAN	288	40	106
NOTRE DAME DES CHAMPS	113	0	0
SARSFIELD	41	0	0
VARS	69	0	0
TOTAL	**796**	**91**	**208**

* See page 33 for Village Boundaries

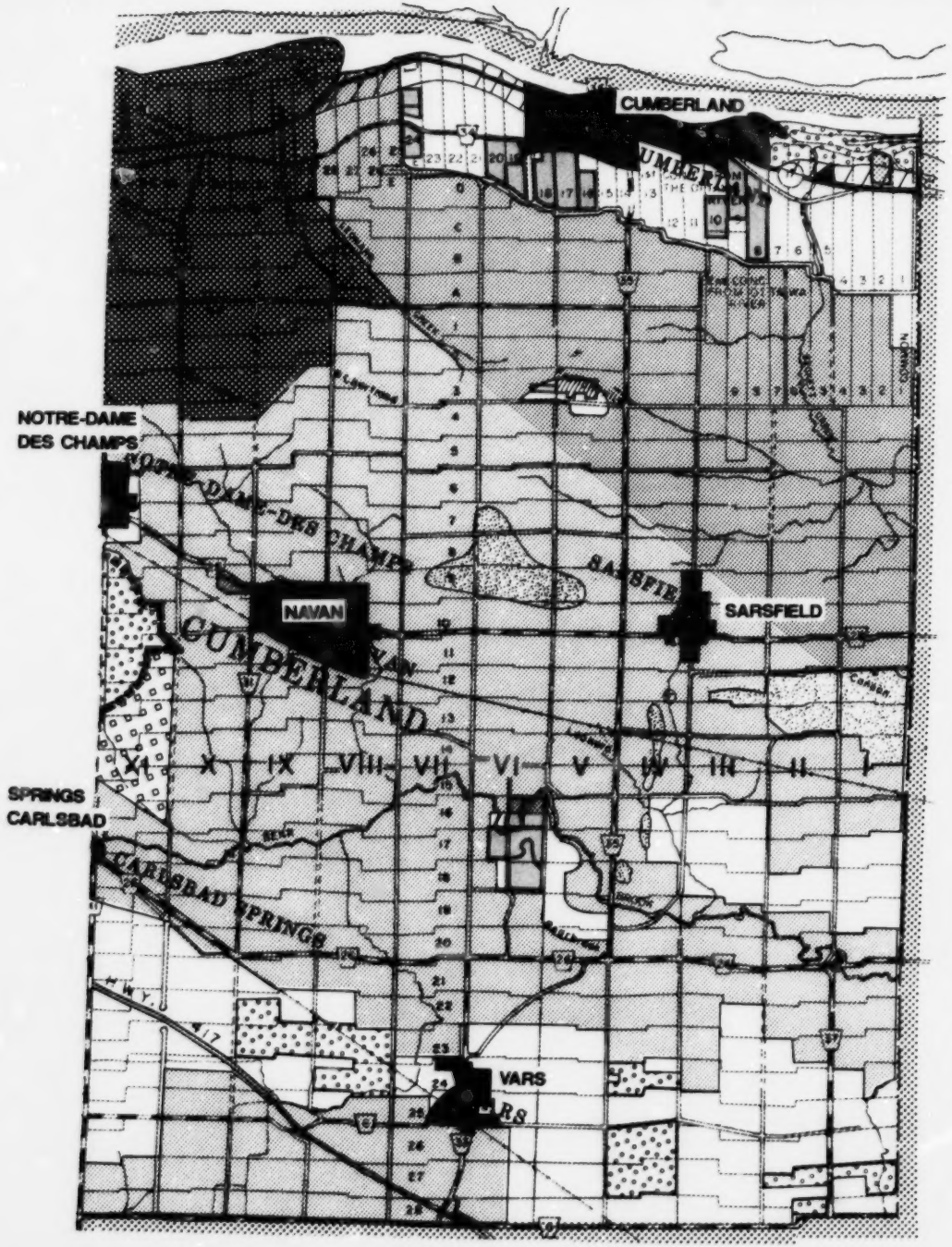


Table 1c

COUNTRY LOT SUBDIVISIONS 1975 -1991
CUMBERLAND TWP.

Registered	393 lots
Draft Approved	28 lots
Pending	25 lots

Village Boundary
(Local Official Plan)

TABLE 2a

RURAL LOT CREATION 1975-1991

CITY OF GLOUCESTER

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	TOTAL
VILLAGE																		
BY SEVERANCE	0	0	7	0	0	0	0	0	0	0	0	0	0	0	1	0	0	8
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	0	0	7	0	0	0	0	0	0	0	0	0	0	0	1	0	0	8
COUNTRY LOT																		
BY SEVERANCE	5	2	1	1	2	7	6	7	6	3	14	9	8	9	4	5	2	91
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	25	0	15	0	0	0	0	0	40
SUBTOTAL	5	2	1	1	2	7	6	7	6	28	14	24	8	9	4	5	2	131
INFILL SEVERANCES	7	3	3	3	4	3	2	9	10	10	2	0	0	1	0	0	1	58
TOTAL NON-FARM RESIDENTIA	12	5	11	4	6	10	8	16	16	38	16	24	8	10	5	5	3	197
FARM RELATED SEVERANCES																		
SURPLUS BUILDING	1	0	0	0	0	1	0	1	1	1	0	0	0	1	0	0	0	6
RETIREMENT	1	1	0	2	1	0	2	0	1	1	2	0	0	1	2	0	0	14
FARM HELP	2	2	6	2	3	2	0	2	0	2	0	0	0	0	0	1	0	22
TOTAL FARM RELATED	4	3	6	4	4	3	2	3	2	4	2	0	0	2	2	1	0	42
TOTAL LOTS CREATED	16	8	17	8	10	13	10	19	18	42	18	24	8	12	7	6	3	239

TABLE 2b

VILLAGE DEVELOPMENT 1975 - 1991 *

GLOUCESTER

	REGISTERED	DRAFT APPROVED	PENDING
CARLSBAD SPRINGS	8	0	0
SOUTH GLOUCESTER	0	0	19
TOTAL	**8**	**0**	**19**

* See page 37 for Village Boundaries

REGIONAL OFFICIAL PLAN DESIGNATIONS

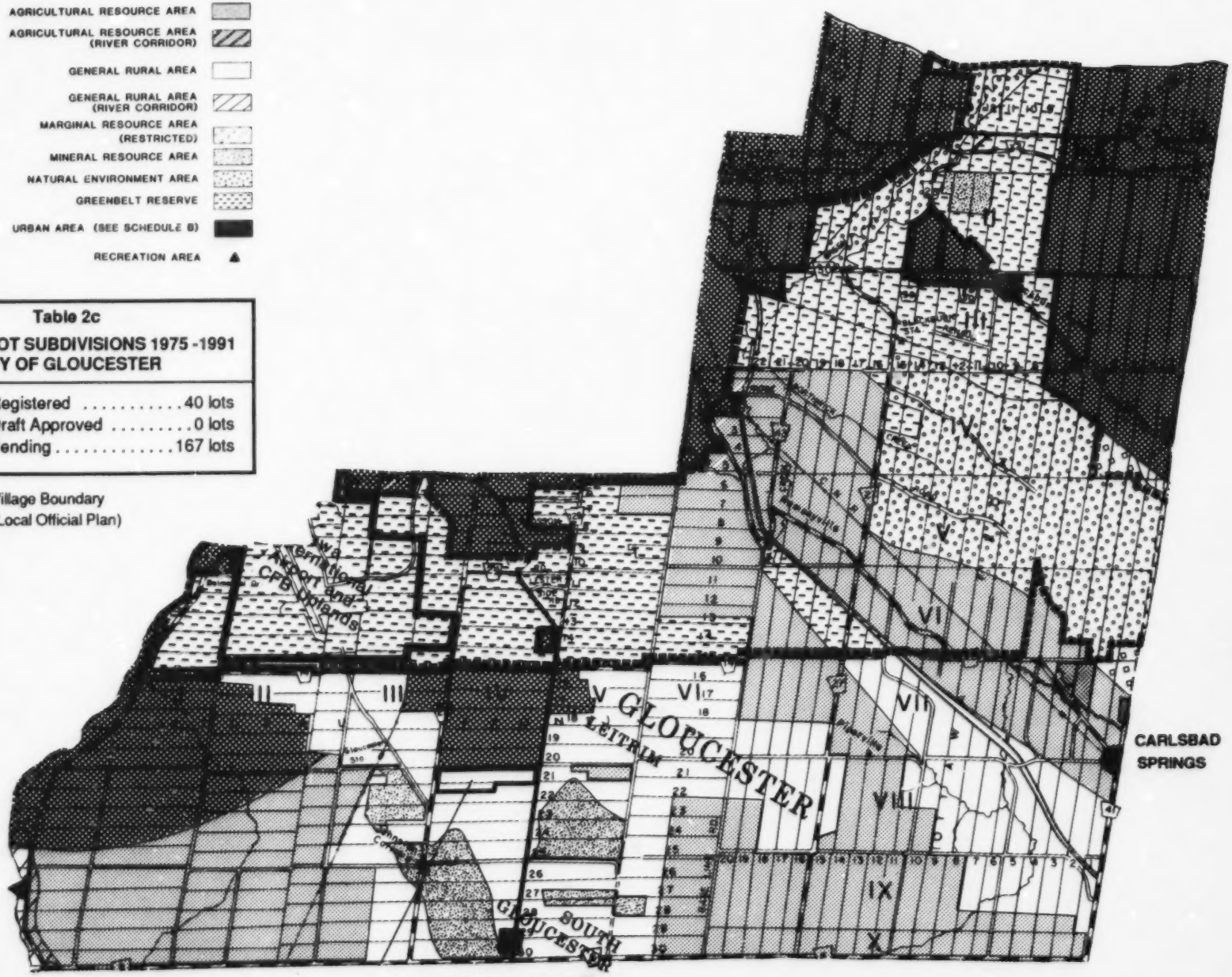
- AGRICULTURAL RESOURCE AREA
- AGRICULTURAL RESOURCE AREA (RIVER CORRIDOR)
- GENERAL RURAL AREA
- GENERAL RURAL AREA (RIVER CORRIDOR)
- MARGINAL RESOURCE AREA (RESTRICTED)
- MINERAL RESOURCE AREA
- NATURAL ENVIRONMENT AREA
- GREENBELT RESERVE
- URBAN AREA (SEE SCHEDULE B)
- RECREATION AREA

Table 2c

COUNTRY LOT SUBDIVISIONS 1975 -1991
CITY OF GLOUCESTER

Registered	40 lots
Draft Approved	0 lots
Pending	167 lots

Village Boundary
(Local Official Plan)



SOUTH GLOUCESTER

TABLE 3a

RURAL LOT CREATION 1975-1991

TOWNSHIP OF GOULBOURN

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	TOTAL
VILLAGE																		
BY SEVERANCE	17	14	8	11	7	2	7	5	9	2	1	9	2	10	11	3	6	124
BY SUBDIVISION	57	0	0	0	0	14	0	0	7	27	0	28	0	0	6	0	121	260
SUBTOTAL	74	14	8	11	7	16	7	5	16	29	1	37	2	10	17	3	127	384
COUNTRY LOT																		
BY SEVERANCE	3	0	5	1	1	12	1	5	6	12	7	14	21	29	11	25	9	162
BY SUBDIVISION	0	0	0	0	0	0	0	33	44	0	62	0	30	0	104	0	0	273
SUBTOTAL	3	0	5	1	1	12	1	38	50	12	69	14	51	29	115	25	9	435
INFILL SEVERANCES	0	0	0	0	0	0	1	1	0	0	1	0	0	0	0	0	0	3
TOTAL NON-FARM RESIDENTIAL	77	14	13	12	8	28	9	44	66	41	71	51	53	39	132	28	136	822
FARM RELATED SEVERANCES																		
SURPLUS BUILDING	1	0	3	0	0	0	1	0	0	1	0	1	2	2	4	1	0	16
RETIREMENT	3	4	0	3	3	2	0	2	4	3	1	1	0	0	2	3	2	33
FARM HELP	5	1	2	3	2	2	2	1	1	1	1	4	3	3	1	1	1	34
TOTAL FARM RELATED	9	5	5	6	5	4	3	3	5	5	2	6	5	5	7	5	3	83
TOTAL LOTS CREATED	86	19	18	18	13	32	12	47	71	46	73	57	58	44	139	33	139	905

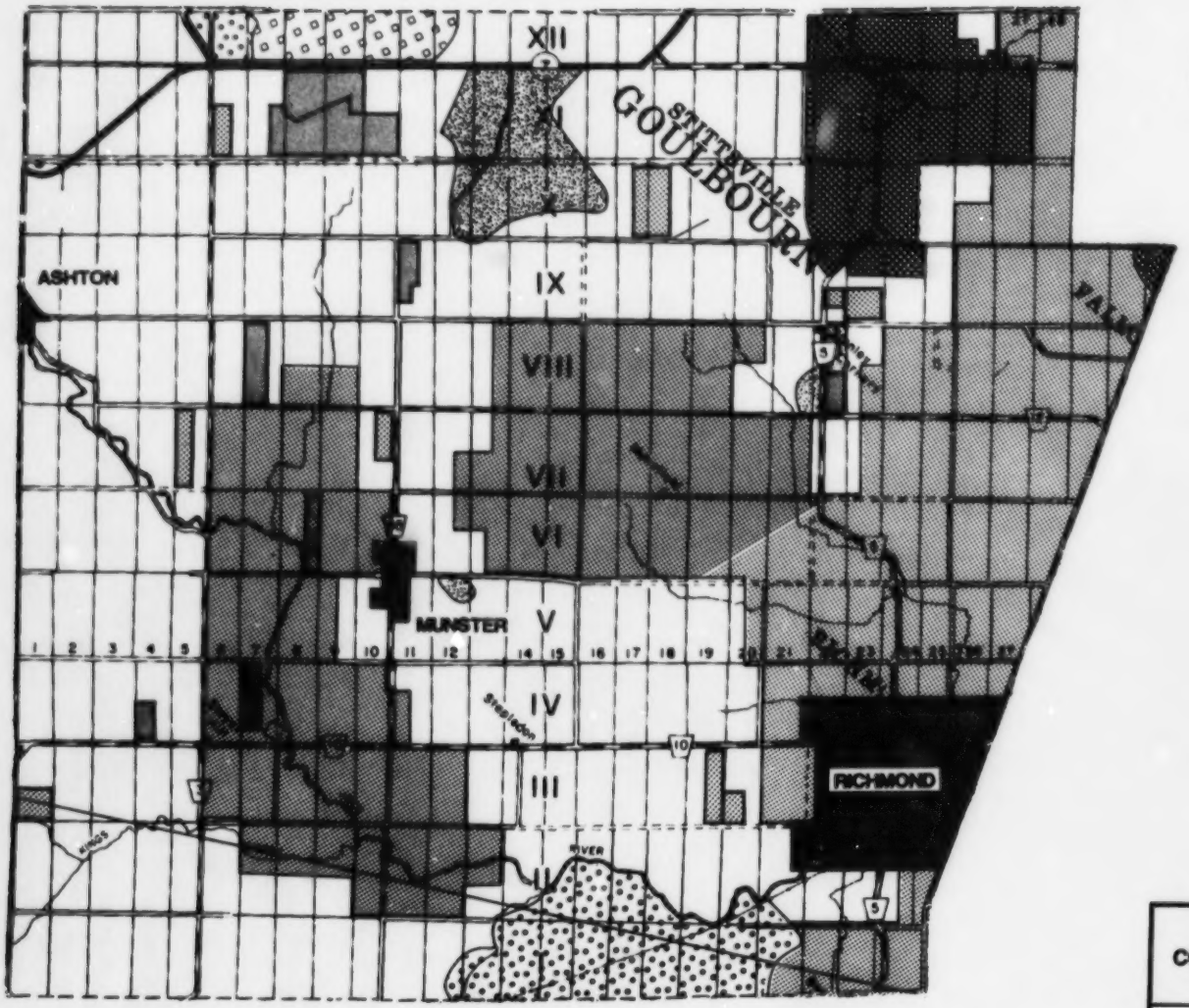
TABLE 3b

VILLAGE DEVELOPMENT 1975 - 1991 *

GOULBOURN

	REGISTERED	DRAFT APPROVED	PENDING
ASHTON	1	0	0
MUNSTER	13	0	0
RICHMOND	370	117	447
TOTAL	384	117	447

* See page 41 for Village Boundaries



REGIONAL OFFICIAL PLAN DESIGNATIONS

- AGRICULTURAL RESOURCE AREA
- AGRICULTURAL RESOURCE AREA (RIVER CORRIDOR)
- GENERAL RURAL AREA
- GENERAL RURAL AREA (RIVER CORRIDOR)
- MARGINAL RESOURCE AREA (RESTRICTED)
- MINERAL RESOURCE AREA
- NATURAL ENVIRONMENT AREA
- GREENBELT RESERVE
- URBAN AREA (SEE SCHEDULE B)
- RECREATION AREA

Table 3c

COUNTRY LOT SUBDIVISIONS 1975 -1991
GOULBOURN TWP.

Registered	273 lots
Draft Approved	0 lots
Pending	306 lots

Village Boundary
(Local Official Plan)

TABLE 4a

RURAL LOT CREATION 1975-1991

CITY OF KANATA

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	TOTAL
VILLAGE																		
BY SEVERANCE	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	3
BY SUBDIVISION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBTOTAL	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	3
COUNTRY LOT																		
BY SEVERANCE	8	3	1	1	0	0	6	5	19	10	14	10	24	6	9	10	3	129
BY SUBDIVISION	0	0	0	0	0	0	0	0	15	47	87	39	51	0	50	0	0	289
SUBTOTAL	8	3	1	1	0	0	6	5	34	57	101	49	75	6	59	10	3	418
INFILL SEVERANCES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL NON-FARM RESIDENTIAL	8	3	1	1	0	0	6	5	34	57	101	49	76	6	59	10	5	421
FARM RELATED SEVERANCES																		
SURPLUS BUILDING	0	0	0	0	0	0	0	0	0	1	0	1	0	0	1	0	0	3
RETIREMENT	0	0	0	0	0	0	0	1	2	3	3	2	1	1	1	0	0	14
FARM HELP	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
TOTAL FARM RELATED	0	0	0	0	0	0	0	1	2	4	3	5	1	1	2	0	0	19
TOTAL LOTS CREATED	8	3	1	1	0	0	6	6	36	61	104	54	77	7	61	10	5	440

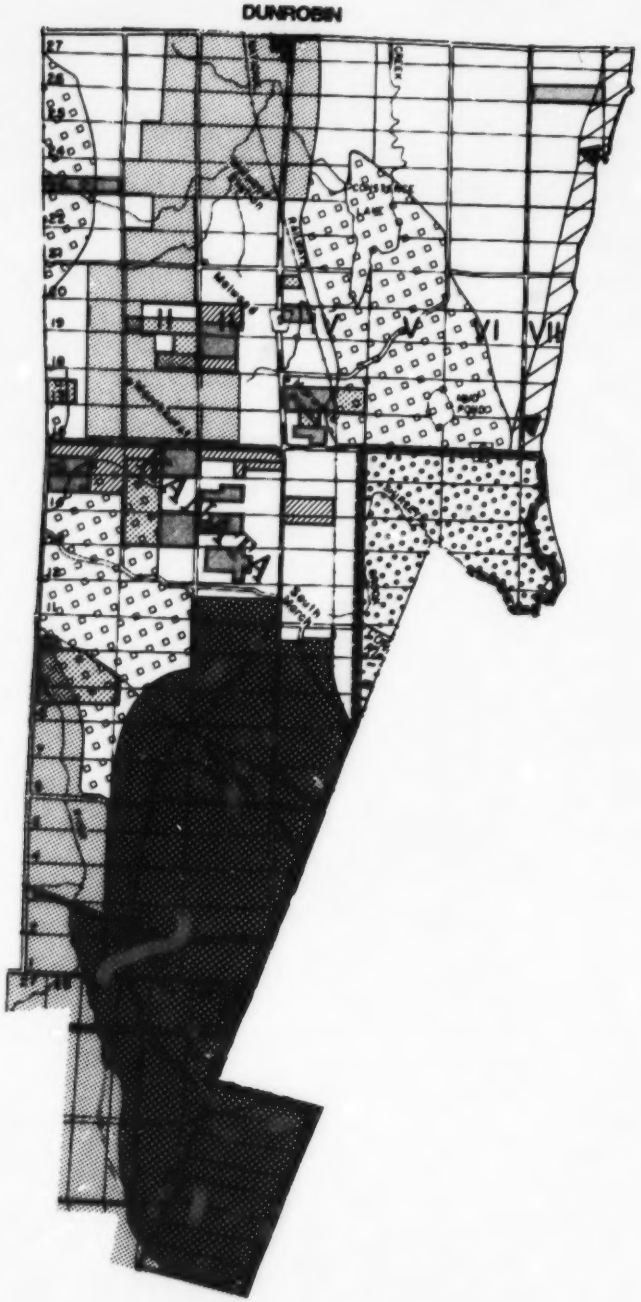
TABLE 4b

VILLAGE DEVELOPMENT 1975 - 1991 *

KANATA

	REGISTERED	DRAFT APPROVED	PENDING
DUNROBIN	3	0	16
TOTAL	**3**	**0**	**16**

* See page 45 for Village Boundaries



REGIONAL OFFICIAL PLAN DESIGNATIONS

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- MINERAL RESOURCE AREA
- NATURAL ENVIRONMENT AREA
- GREENBELT RESERVE
- URBAN AREA (SEE SCHEDULE B)
- RECREATION AREA ▲

Table 4c

COUNTRY LOT SUBDIVISIONS 1975 -1991
CITY OF KANATA

Registered	289 lots
Draft Approved	213 lots
Pending	409 lots

Village Boundary
(Local Official Plan)

TABLE 5a

RURAL LOT CREATION 1975-1991

CITY OF NEPEAN

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	TOTAL
VILLAGE																		
BY SEVERANCE	0	1	0	0	0	0	0	0	1	1	0	0	0	1	0	0	0	4
BY SUBDIVISION	0	0	0	0	0	0	10	0	0	58	0	0	0	0	0	0	0	68
SUBTOTAL	0	1	0	0	0	0	10	0	1	59	0	0	0	1	0	0	0	72
COUNTRY LOT																		
BY SEVERANCE	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
BY SUBDIVISION	0	0	0	0	0	218	0	0	0	0	0	4	0	0	0	0	0	222
SUBTOTAL	0	1	0	0	0	218	1	0	0	0	0	4	0	0	0	0	0	224
INFILL SEVERANCES	0	0	0	0	0	1	1	0	1	2	0	3	1	0	0	0	0	9
TOTAL NON-FARM RESIDENTIAL	0	2	0	0	0	219	12	0	2	61	0	7	1	1	0	0	0	305
FARM RELATED SEVERANCES																		
SURPLUS BUILDING	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	0	4
RETIREMENT	0	2	0	0	0	2	1	1	1	1	0	2	1	1	3	5	3	23
FARM HELP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL FARM RELATED	0	2	0	0	0	2	1	1	1	1	0	2	3	1	5	5	3	27
TOTAL LOTS CREATED	0	4	0	0	0	221	13	1	3	62	0	9	4	2	5	5	3	332

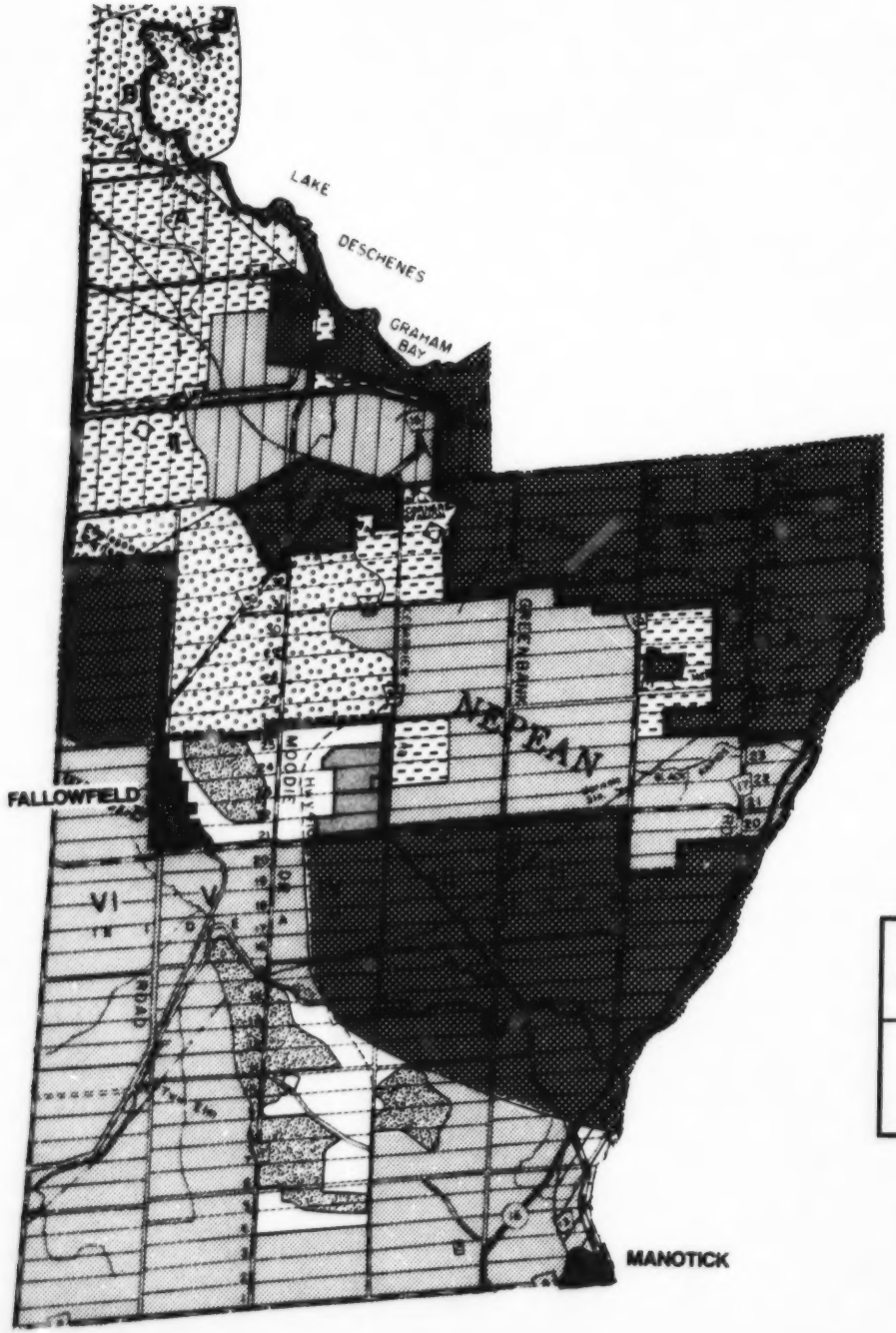
TABLE 5b

VILLAGE DEVELOPMENT 1975 - 1991 *

NEPEAN

	REGISTERED	DRAFT APPROVED	PENDING
FALLOWFIELD	72	0	0
TOTAL	72	0	0

* See page 49 for Village Boundaries



REGIONAL OFFICIAL PLAN DESIGNATIONS

- AGRICULTURAL RESOURCE AREA
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- GREENBELT RESERVE
- URBAN AREA (SEE SCHEDULE B)
- RECREATION AREA

Table 5c

COUNTRY LOT SUBDIVISIONS 1975 -1991
CITY OF NEPEAN

Registered	223 lots
Draft Approved	0 lots
Pending	0 lots

Village Boundary
(Local Official Plan)

TABLE 6a

RURAL LOT CREATION 1975-1991

TOWNSHIP OF OSGOODE

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	TOTAL
VILLAGE																		
BY SEVERANCE	3	6	7	7	6	1	4	3	6	11	9	7	10	3	0	7	8	98
BY SUBDIVISION	66	56	0	47	133	47	0	25	29	144	74	136	0	388	226	52	0	1423
SUBTOTAL	69	62	7	54	139	48	4	28	35	155	83	143	10	391	226	59	8	1521
COUNTRY LOT																		
BY SEVERANCE	10	2	3	3	6	4	12	5	7	7	10	27	21	28	16	13	18	192
BY SUBDIVISION	0	0	0	0	0	26	13	0	9	0	30	145	17	162	45	53	0	500
SUBTOTAL	10	2	3	3	6	30	25	5	16	7	40	172	38	190	61	66	18	692
INFILL SEVERANCES	0	2	4	8	10	10	5	5	13	15	8	8	10	6	4	11	0	119
TOTAL NON-FARM RESIDENTIAL	79	66	14	65	155	88	34	38	64	177	131	323	58	587	291	136	26	2332
FARM RELATED SEVERANCES																		
SURPLUS BUILDING	1	0	2	6	1	4	4	1	0	2	4	2	3	2	3	4	2	41
RETIREMENT	8	8	8	7	6	6	4	2	9	5	10	15	6	11	9	7	6	127
FARM HELP	10	6	3	4	1	3	1	1	2	4	6	4	2	3	6	3	4	63
TOTAL FARM RELATED	19	14	13	17	8	13	9	4	11	11	20	21	11	16	18	14	12	231
TOTAL LOTS CREATED	98	80	27	82	163	101	43	42	75	188	151	344	69	603	309	150	38	2563

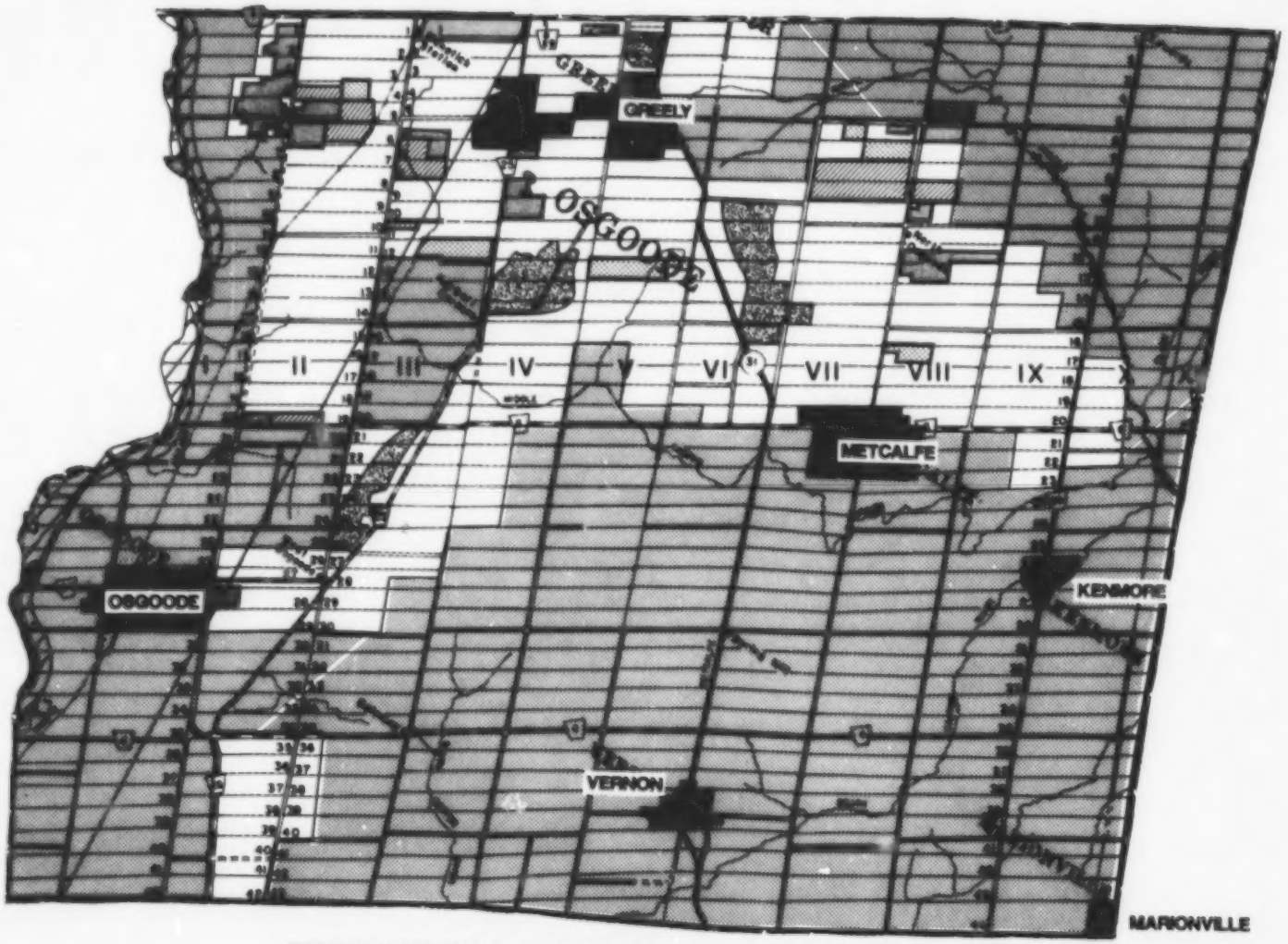
TABLE 6b

VILLAGE DEVELOPMENT 1975 - 1991 *

OSGOODE

	REGISTERED	DRAFT APPROVED	PENDING
GREELY	625	118	263
KENMORE	57	0	0
MARIONVILLE	2	0	0
METCALFE	228	31	179
OSGOODE	518	0	205
VERNON	1	0	26
TOTAL	1431	149	673

* See page 53 for Village Boundaries



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- RECREATION AREA

Table 6c

COUNTRY LOT SUBDIVISIONS 1975 -1991
OSGOODE TWP.

Registered	551 lots
Draft Approved	280 lots
Pending	298 lots

Village Boundary
(Local Official Plan)

TABLE 7a

RURAL LOT CREATION 1975-1991

TOWNSHIP OF RIDEAU

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	TOTAL
VILLAGE																		
BY SEVERANCE	1	1	1	3	1	1	3	1	1	5	3	1	1	1	10	3	1	38
BY SUBDIVISION	14	23	51	20	0	15	24	26	89	106	97	94	85	137	63	69	0	913
SUBTOTAL	15	24	52	23	1	16	27	27	90	111	100	95	86	138	73	72	1	951
COUNTRY LOT																		
BY SEVERANCE	42	8	5	5	3	4	2	1	0	3	2	1	6	0	3	14	9	108
BY SUBDIVISION	0	0	0	45	35	0	0	0	0	0	0	24	0	6	0	0	0	110
SUBTOTAL	42	8	5	50	38	4	2	1	0	3	2	25	6	6	3	14	9	218
INFILL SEVERANCES	3	0	5	0	8	3	3	2	5	6	7	6	3	0	2	6	0	59
TOTAL NON-FARM RESIDENTIAL	60	32	62	73	47	23	32	30	95	120	109	126	95	144	78	92	10	1228
FARM RELATED SEVERANCES																		
SURPLUS BUILDING	2	0	1	1	0	3	1	2	2	4	3	2	3	2	2	5	0	33
RETIREMENT	3	6	13	6	7	4	3	3	5	4	3	9	11	8	5	7	3	100
FARM HELP	3	1	3	3	2	1	1	0	2	1	1	11	6	4	1	1	2	43
TOTAL FARM RELATED	8	7	17	10	9	8	5	5	9	9	7	22	20	14	8	13	5	176
TOTAL LOTS CREATED	68	39	79	83	56	31	37	35	104	129	116	148	115	158	86	105	15	1404

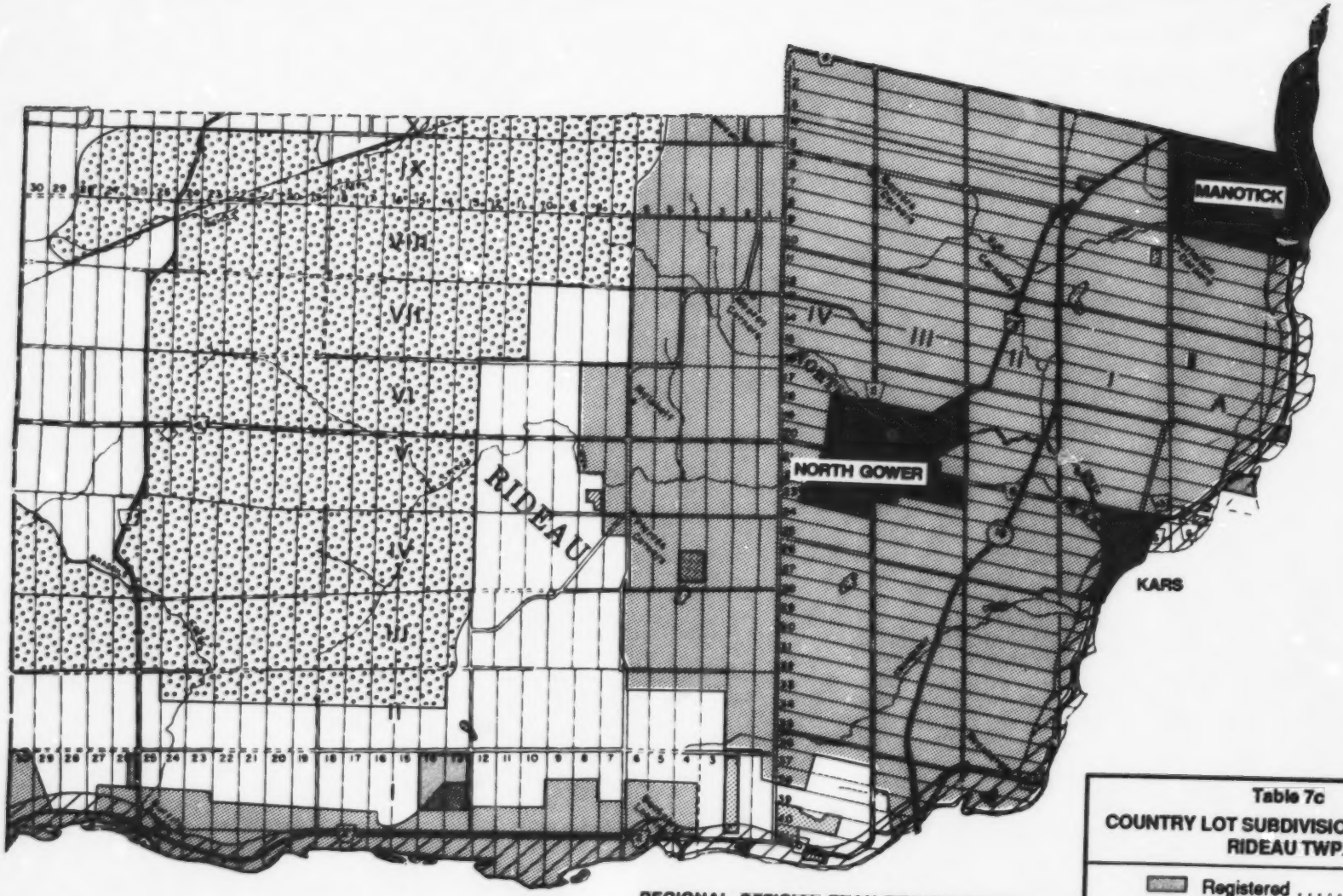
TABLE 7b

VILLAGE DEVELOPMENT 1975 - 1991 *

RIDEAU

	REGISTERED	DRAFT APPROVED	PENDING
KARS	111	0	0
MANOTICK	626	0	25
NORTH GOWER	214	0	60
TOTAL	951	0	85

* See page 56 for Village Boundaries



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- GREENBELT RESERVE
- URBAN AREA (SEE SCHEDULE B)
- RECREATION AREA

Table 7c

COUNTRY LOT SUBDIVISIONS 1975 -1991
RIDEAU TWP.

Registered	110 lots
Draft Approved	37 lots
Pending	150 lots

Village Boundary
(Local Official Plan)

TABLE 6a

RURAL LOT CREATION 1975-1991

TOWNSHIP OF WEST CARLETON

	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	TOTAL
VILLAGE																		
BY SEVERANCE	2	0	3	2	6	2	3	1	1	1	1	6	3	7	6	1	2	47
BY SUBDIVISION	0	44	0	18	0	0	22	0	19	33	21	0	47	87	7	18	48	364
SUBTOTAL	2	44	3	20	6	2	25	1	20	34	22	6	50	94	13	19	50	411
COUNTRY LOT																		
BY SEVERANCE	7	3	6	3	11	38	77	58	62	60	56	47	54	56	39	24	25	626
BY SUBDIVISION	0	55	0	40	44	6	33	0	50	83	83	112	117	34	40	124	37	858
SUBTOTAL	7	58	6	43	55	44	110	58	112	143	139	159	171	90	79	148	62	1484
INFILL SEVERANCES	0	0	1	2	7	4	10	5	5	8	4	13	2	4	2	5	4	76
TOTAL NON-FARM RESIDENTIAL	9	102	10	65	68	50	145	64	137	185	165	178	223	188	94	172	116	1971
FARM RELATED SEVERANCES																		
SURPLUS BUILDIN	1	1	3	0	1	2	6	2	1	4	1	3	2	3	2	1	0	33
RETIREMENT	5	2	8	6	6	0	6	5	8	6	4	16	12	10	19	18	12	143
FARM HELP	7	6	6	7	6	6	3	1	1	3	3	7	2	1	3	4	2	68
TOTAL FARM RELATED	13	9	17	13	13	8	15	8	10	13	8	26	16	14	24	23	14	244
TOTAL LOTS CREATED	22	111	27	78	81	58	160	72	147	198	173	204	239	202	118	195	130	2215

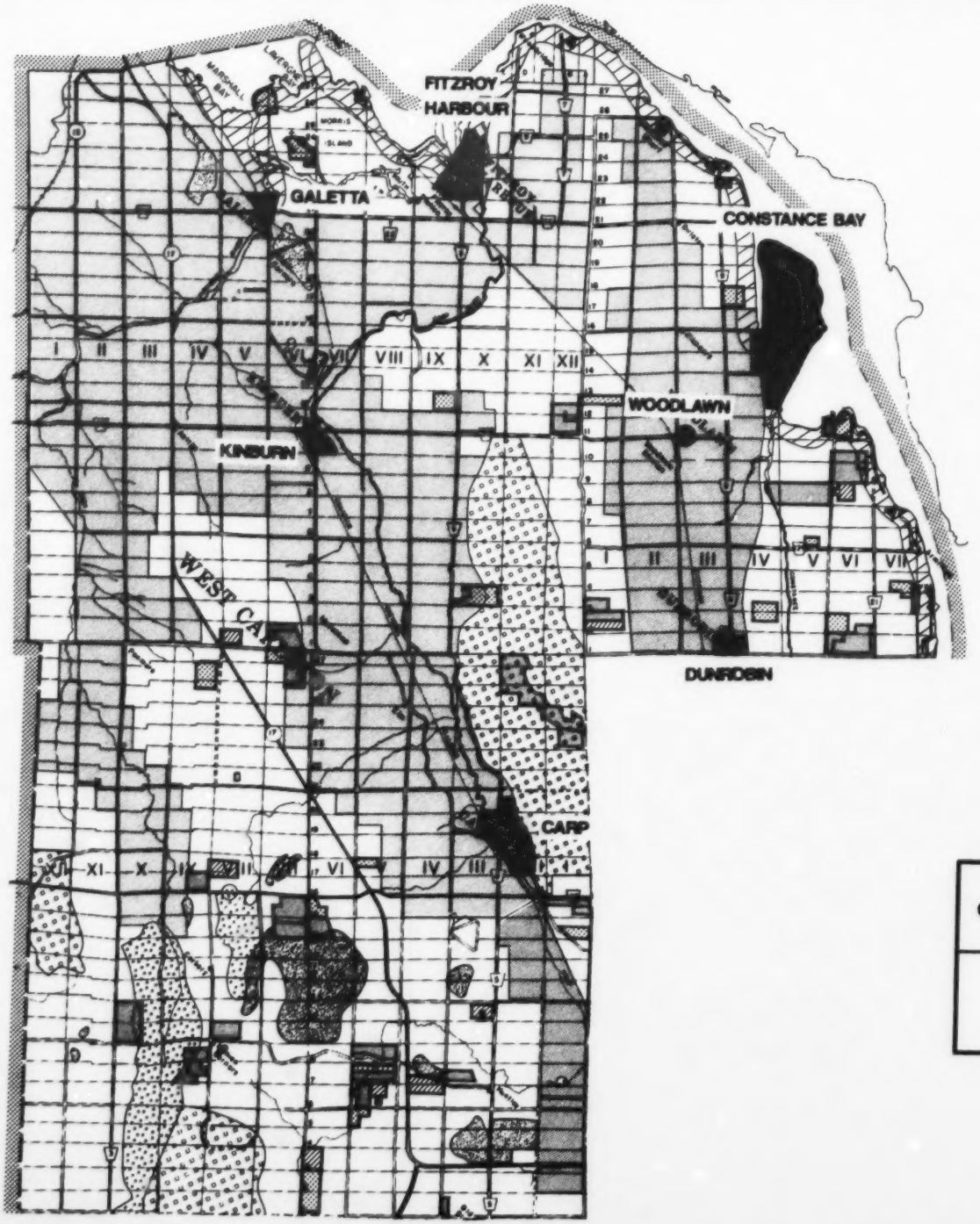
TABLE 8b

VILLAGE DEVELOPMENT 1975 - 1991 *

WEST CARLETON

	REGISTERED	DRAFT APPROVED	PENDING
CARP	116	0	0
CONSTANCE BAY	145	42	67
DUNROBIN	70	34	0
FITZROY HARBOUR	49	0	0
GALETTA	2	0	0
KINBURN	23	0	0
WOODLAWN	6	0	0
TOTAL	411	76	67

* See page 61 for Village Boundaries



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- URBAN AREA (SEE SCHEDULE B)
- RECREATION AREA

Table 8c

COUNTRY LOT SUBDIVISIONS 1975 -1991
WEST CARLETON TWP.

Registered	.858 lots
Draft Approved	.357 lots
Pending	.430 lots

Village Boundary
(Local Official Plan)